

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-25-15

DRC MEETING: November 10, 2025 @ 9:00 AM - 1st Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

BOA HEARING: December 3, 2025 @ 9:00 AM - 5th Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 508

OWNER/ADDRESS: David and Gloria Cardew
1087 Muirfield Court
Tarpon Springs, FL. 33688

REP/ADDRESS: Craig Drake
Arry's Roofing Services, Inc.
401 E. Spruce Street
Tarpon Springs, FL. 34689

PROPERTY ZONING: RPD, Residential Planned Development

LAND USE DESIG: RR, Residential Rural

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the construction of a covered patio addition having a 4.86-foot rear setback from the northern property line where 10 feet is required, for the RPD zoned property located at 1087 Muirfield Court in East Lake Tarpon.

PARCEL ID NUMBER: 04/27/16/94155/000/0360

NOTICES SENT TO: David and Gloria Cardew (Owners), Craig Drake, Arry's Roofing Services, Inc. (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-25-00035

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-25-16

DRC MEETING: November 10, 2025 @ 9:00 AM - 1st Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

BOA HEARING: December 3, 2025 @ 9:00 AM - 5th Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

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OWNER/ADDRESS: James Nesselroad
1848 Dolphin Blvd. South
St. Petersburg, FL. 33707

REP/ADDRESS: Hunter Cataldo
Crystal Tide Pools, LLC.
12950 58th Street North
Clearwater, FL. 33760

PROPERTY ZONING: R-2, Single Family Residential

LAND USE DESIG: RU, Residential Urban

TYPE APPLICATION: Variance

CASE DESCRIPTION: The following variances are requested for the R-2 zoned property located at 1848 Dolphin Boulevard South in unincorporated Gulfport:

1.) A variance to allow for the construction of an inground pool having a 7-foot-6-inch rear setback from water's edge to the midpoint of a seawall where 15 feet from the midpoint of a seawall is required.

2.) A variance to allow for the construction of the inground pool's infinity basin having a 4-foot-6-inch rear setback to the midpoint of a seawall where 15 feet from the midpoint of a seawall is required.

PARCEL ID NUMBER: 29/31/16/67464/002/0090

NOTICES SENT TO: James Nesselroad (Owner), Hunter Cataldo, Crystal Tide Pools, LLC. (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-25-00015

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-25-14

DRC MEETING: October 13, 2025 @ 9:00 AM - 1st Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

 November 10, 2025 @ 9:00 AM - 1st Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

BOA HEARING: December 3, 2025 @ 9:00 AM - 5th Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

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OWNER/ADDRESS: Joshua Patterson
 1013 N. Garden Avenue
 Clearwater, FL. 33755

REP/ADDRESS: Same as Above

PROPERTY ZONING: R-4, One, Two & Three Family Residential

LAND USE DESIG: RU, Residential Urban

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the construction of an in-ground pool having a 5-foot rear setback from water's edge to the southern property line, where 8 feet is required, for the R-4 zoned property located at 735 Patterson Street in unincorporated Largo.

PARCEL ID NUMBER: 27/29/15/07920/006/0010

NOTICES SENT TO: Joshua Patterson (Owner), Cynthia Johnson, Economic Development, Surrounding Owners (See List), BCC Office & City of Largo

DISCLOSURE: N/A

Reference #: VAR-25-00028

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: TY2-25-10

DRC MEETING: November 10, 2025 @ 9:00 AM - 1st Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

BOA HEARING: December 3, 2025 @ 9:00 AM - 5th Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

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OWNER/ADDRESS: CMNY Tech Drive LLC
446 W. Plant Street
Winter Garden, FL. 34787-3048

REP/ADDRESS: Bruce Vaughan
Vaughan Commercial Advisors, Inc.
6302 Benjamin Road, Suite 406
Tampa, FL. 33634

PROPERTY ZONING: E-1, Employment 1

LAND USE DESIG: P, Preservation, E, Employment

TYPE APPLICATION: Type-2 Use

CASE DESCRIPTION: A Type-2 Use to allow a medical office in an E-1 zone, for the property located at 3051 Tech Drive in unincorporated Pinellas Park.

PARCEL ID NUMBER: 11/30/16/00000/220/0100

NOTICES SENT TO: CMNY Tech Drive LLC. (Owner), Bruce Vaughan, Vaughan Commercial Advisors, Inc. (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List), City of Pinellas Park & BCC Office

DISCLOSURE: N/A

Reference #: TY2-25-00016

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: TY2-25-11

DRC MEETING: November 10, 2025 @ 9:00 AM - 1st Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

BOA HEARING: December 3, 2025 @ 9:00 AM - 5th Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

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OWNER/ADDRESS: 12388 Starkey Road, LLC.
2007 N. Henderson Avenue
Dallas, TX. 75206

REP/ADDRESS: Frank Squires
Toy Barn Cars
5016 Post Road
Dublin, OH. 43017

PROPERTY ZONING: E-1, Employment 1, E-2, Employment 2

LAND USE DESIG: E, Employment

TYPE APPLICATION: Type-2 Use

CASE DESCRIPTION: A Type 2 Use to allow auto sales in an E-2 zone, for the property located at 12388 Starkey Road in unincorporated Largo.

PARCEL ID NUMBER: 11/30/15/70524/400/0102

NOTICES SENT TO: 12388 Starkey Road LLC. (Owner), Frank Squires, Toy Barn Cars (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: TY2-25-00015