

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-25-18

DRC MEETING: January 12, 2026 @ 9:00 AM - 1st Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

February 9, 2026 @ 9:00 AM - 1st Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

BOA HEARING: March 4, 2026 @ 9:00 AM - 5th Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 508

OWNER/ADDRESS: Robert J. Warren
Kathleen A. Warren
1051 E. Lake Drive
Tarpon Springs, FL. 34688

REP/ADDRESS: Cynthia H. Tarapani
Tarapani Planning Strategies
128 E. Tarpon Avenue
Tarpon Springs, FL. 34689

PROPERTY ZONING: R-A, Residential Agriculture

LAND USE DESIG: RR, Residential Rural

TYPE APPLICATION: Variance

CASE DESCRIPTION: The following after-the-fact variances are requested for the R-A zoned property located at 1051 East Lake Drive in East Lake Tarpon. A portion of the request includes modifications to variance case No. VAR-24-13, approved in July 2024.

1) A variance to allow for an accessory residential building to remain having a 2-foot rear setback from the eastern property line, where a 13-foot setback is required per VAR-24-13, and a side setback of 5.2 feet from the southern property line, where a 6-foot setback is required per VAR-24-13.

2) A variance to allow for a pool screen enclosure on top of a six-foot-tall wall to remain having a 0-foot side setback from the northern property line, where 5 feet is required.

PARCEL ID NUMBER: 04/27/16/00000/340/0400

NOTICES SENT TO: Robert J. and Kathleen A. Warren (Owners), Cynthia Tarapani, Tarapani Planning Strategies (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-25-00044

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: APL-26-01

BOA HEARING: March 4, 2026 @ 9:00 AM - 5th Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 784

OWNER/ADDRESS: Florida Dream Center, Inc.
4017 56th Avenue North
St. Petersburg, FL. 33714

REP/ADDRESS: John Landon, LMA Inc.
31622 US 19 North
Palm Harbor, FL. 34684

Katie Cole
Hill Ward Henderson
600 Cleveland Street – Suite 800
Clearwater, FL. 33755

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

LAND USE DESIG: I, Institutional

TYPE APPLICATION: Appeal

CASE DESCRIPTION: Appeal of the denial of a request for an Administrative Waiver (AAW-25-00126) of sidewalk requirements in Section 154-125 of the Pinellas County Land Development Code for the property located at 4017 56th Avenue North in Lealman.

PARCEL ID NUMBER: 34/30/16/54432/000/0310

NOTICES SENT TO: Florida Dream Center, Inc. (Owners), John Landon, LMA, Inc. (Representative), Katie Cole, Hill Ward Henderson (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: APL-26-00001

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: APL-26-02

BOA HEARING: March 4, 2026 @ 9:00 AM - 5th Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 784

OWNER/ADDRESS: Florida Dream Center, Inc.
4017 56th Avenue North
St. Petersburg, FL. 33714

REP/ADDRESS: John Landon, LMA, Inc.
31622 US 19 North
Palm Harbor, FL. 34684

Katie Cole
Hill Ward Henderson
600 Cleveland Street – Suite 800
Clearwater, FL. 33755

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

LAND USE DESIG: I, Institutional

TYPE APPLICATION: Appeal

CASE DESCRIPTION: Appeal of the denial of a request for an Administrative Waiver (AAW-25-00127) of parking/access requirements in Section 154-198 of the Pinellas County Land Development Code for the property located at 4017 56th Avenue North in Lealman.

PARCEL ID NUMBER: 34/30/16/54432/000/0310

NOTICES SENT TO: Florida Dream Center, Inc. (Owners), John Landon, LMA, Inc. (Representative), Katie Cole, Hill Ward Henderson (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: APL-26-00002