

**BOARD OF ADJUSTMENT AND APPEALS**  
**Results Agenda**  
**March 4, 2026**  
**Pinellas County Courthouse**  
**County Commissioners Assembly Room - Fifth Floor**  
**315 Court Street**  
**Clearwater, FL**  
**9:00 A.M.**

- I. CALL TO ORDER
- II. QUASI-JUDICIAL STATEMENT – Pinellas County Attorney
- III. HEARING ITEMS – ACTION BY THE BOAA REGARDING THE FOLLOWING ITEMS:

1. **VAR-25-18 (Conditional Approval)**

Application of Robert and Kathleen Warren, through Cyndi Tarapani, Tarapani Planning Strategies for the following after-the-fact variances 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.

2. **APL-26-01 (Continued to April 1, 2026 Hearing)**

Application of Florida Dream Center, Inc. through John Landon, LMA, Inc. and Katie Cole, Hill Ward Henderson to appeal 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 56<sup>th</sup> Avenue North in Lealman.

3. **APL-26-02 (Continued to April 1, 2026 Hearing)**

Application of Florida Dream Center, Inc. through John Landon, LMA, Inc. and Katie Cole, Hill Ward Henderson to appeal 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 56<sup>th</sup> Avenue North in Lealman.

- IV. APPROVAL OF MINUTES FOR THE FEBRUARY 4, 2026 BOAA HEARING (**Minutes Approved**)
- V. ADJOURNMENT

**SPECIAL ACCOMODATIONS:** Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County’s Office of Human Rights by e-mailing such requests to [accommodations@pinellas.gov](mailto:accommodations@pinellas.gov) at least three (3) business days before the need for reasonable accommodation. You may also call (727) 464-4882.

**NOTICE:** The matters heard by the Board of Adjustment and Appeals are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the board in deciding the matters before it. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the board. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence. The county attorney’s office represents and advises the board and county staff but cannot give legal advice to the applicant or other interested parties.

Letters of opposition or support, written arguments, evidence, explanations, studies, reports, petitions or other documentation to be provided for consideration by the boards must be submitted at least one week (7 days) in advance of the advertised hearing and may be directed to the Pinellas County Building and Development

Review Services Department, Zoning Division, 440 Court Street, 4<sup>th</sup> Floor, Clearwater, FL 33756, or email us at [zoning@pinellas.gov](mailto:zoning@pinellas.gov).

Failure by the applicant or an authorized representative of the applicant to appear at the scheduled public hearings may result in an automatic denial of the request.

Appeals of any final decision made at this hearing must be filed in circuit court within 30 calendar days of the decision. This time period is jurisdictional in nature and cannot be extended. Persons are advised that if they decide to file an appeal, they will need to seek independent legal counsel and a record of the proceedings. It is the appellant's responsibility to ensure that a verbatim record of the proceedings is created if needed for purposes of appeal.

The public hearing may be streamed live at <https://youtube.com/@PinellasCountyMeetings> and <https://pinellas.gov/live-webcast-meetings/>, and broadcast on the Pinellas County cable public access channels: Spectrum Channel 637, Frontier Channel 44 or WOW! Channel 18.