

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

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

April 1, 2026 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 784

OWNER/ADDRESS: Florida Dream Center, Inc.  
4017 56<sup>th</sup> 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 56<sup>th</sup> 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

Revised for 2<sup>nd</sup> Hearing Date 3-3-26

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

BOA HEARING: March 4, 2026 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756  
  
April 1, 2026 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 784

OWNER/ADDRESS: Florida Dream Center, Inc.  
4017 56<sup>th</sup> 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 56<sup>th</sup> 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

Revised for 2<sup>nd</sup> Hearing Date 3-3-26

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: TY2-26-01**

DRC MEETING: March 9, 2026 @ 9:00 AM - 1<sup>st</sup> Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

BOA HEARING: April 1, 2026 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 519

OWNER/ADDRESS: Tarpon Community Church, Inc.  
Attn: Samuel Rudkin  
475 East Lake Road N. 1823 Sylvan Drive  
Tarpon Springs, FL. 34688-6317

REP/ADDRESS: Brian Aungst, Jr.  
MacFarlane, Ferguson & McMullen, P.A.  
625 Court Street, Suite 200  
Clearwater, FL. 33756

PROPERTY ZONING: RPD-W, Residential Planned Development-Wellhead Protection Overlay

LAND USE DESIG: I, Institutional, P, Preserve

TYPE APPLICATION: Type-2 Use

CASE DESCRIPTION: Modification of a previously approved Type-2 Use to allow the addition of a 2,820-square-foot modular building to an existing place of worship in an RPD-W zone, for the property located at 475 East Lake Road in East Lake Tarpon.

PARCEL ID NUMBER: 10/27/16/48597/000/0010

NOTICES SENT TO: Tarpon Community Church, Inc., Samuel Rudkin (Owner), Brian Aungst, Jr., MacFarlane, Ferguson & McMullen, P.A. (Representative), Council of North County Neighborhoods, Inc. (Neighborhood Advocates) Cynthia Johnson, Pinellas County Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: TY2-26-00001

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

DRC MEETING: March 9, 2026 @ 9:00 AM - 1<sup>st</sup> Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

BOA HEARING: April 1, 2026 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 226

OWNER/ADDRESS: Ricky Brumett  
Kelsey Brumett  
3820 McKay Creek Drive  
Largo, FL. 33770

REP/ADDRESS: Same as Above

PROPERTY ZONING: R-3, Single Family Residential

LAND USE DESIG: RL, Residential Low

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the construction of a 1,000 square foot detached accessory dwelling unit where 750 square feet is the maximum size allowed within the Coastal Storm Area or flood hazard area, for the property located at 3820 McKay Creek Drive in unincorporated Largo.

PARCEL ID NUMBER: 05/30/15/36000/010/0440

NOTICES SENT TO: Ricky Brumett, Kelsey Brumett (Owners), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-26-00004

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

DRC MEETING: March 9, 2026 @ 9:00 AM - 1<sup>st</sup> Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

BOA HEARING: April 1, 2026 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 150

OWNER/ADDRESS: Johanne Champagne  
1823 Sylvan Drive  
Clearwater, FL. 33755

REP/ADDRESS: Jennifer Whitaker, Century 21  
960 Main Street  
Safety Harbor, FL. 34695

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

LAND USE DESIG: RU, Residential Urban

TYPE APPLICATION: Variance

CASE DESCRIPTION: The following variances are being requested for the R-4 zoned property located at 1823 Sylvan Drive in unincorporated Clearwater:

1.) A variance to allow for the construction of a 1,242-square-foot detached two-story garage addition having a 4-foot front setback from the western property line where 20 feet is required and a 4-foot side setback from the northern property line where 6 feet is required.

2.) A variance to allow for the construction of a detached two-story garage addition approximately 1,242 square feet in area on a parcel, which is 426 square feet larger than the existing 816-square-foot primary residential structure.

PARCEL ID NUMBER: 03/29/15/36666/004/0050

NOTICES SENT TO: Johanne Champagne (Owner), Jennifer Whitaker, Century 21 (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-26-00001

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: VAR-26-03**

DRC MEETING: March 9, 2026 @ 9:00 AM - 1<sup>st</sup> Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

BOA HEARING: April 1, 2026 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 522

OWNER/ADDRESS: Afram Malki  
Lina Malki  
3942 Capitol Drive  
Palm Harbor, FL. 34685

REP/ADDRESS: Drew Donegan, Donegan Design  
3320 8<sup>th</sup> Avenue North  
St. Petersburg, FL. 33713

PROPERTY ZONING: R-A-W, Residential Agriculture-Wellhead Protection Overlay

LAND USE DESIG: RR, Residential Rural

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the construction of an eight-foot-tall masonry wall with columns having a ten-foot front setback where 25 feet is required, for the property located at 3465 Keystone Road in East Lake Tarpon.

PARCEL ID NUMBER: 11/27/16/00000/330/0200

NOTICES SENT TO: Afram Malki, Lina Malki (Owners), Drew Donegan, Donegan Design (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-25-00029

Revised: Case Description 3-11-26\_RB/rr

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: VAR-26-04**

DRC MEETING: March 9, 2026 @ 9:00 AM - 1<sup>st</sup> Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

BOA HEARING: April 1, 2026 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 845

OWNER/ADDRESS: Tony Tang, Tre.  
Quan Thieu Vuu, Liv. Trust  
844 Brookwood Drive South  
St. Petersburg, FL. 33707

REP/ADDRESS: Tony Tang  
321 W. 21<sup>st</sup> Street Unit 3A  
New York, NY. 10011

PROPERTY ZONING: R-3, Single Family Residential

LAND USE DESIG: RU, Residential Urban

TYPE APPLICATION: Variance

CASE DESCRIPTION: The following variances are being requested for the R-3 zoned property located at 844 Brookwood Drive South in unincorporated St. Petersburg:

(1) A variance to allow for the construction of a new single-family home having a 12-foot-6-inch front setback to the western property line along the Brookwood Drive South right-of-way, where 20 feet is required and a 10-foot front setback to the eastern property line along the Brookwood Court South right-of-way, where 20 feet is required.

(2) A variance to allow for the construction of a front porch as part of the proposed new single-family home having a 6-foot-3-inch front setback to the western property line along the Brookwood Drive South right-of-way, where 10 feet is required.

(3) A variance to allow for the construction of an in-ground pool having a 14-foot-8-inch front setback from water's edge to the western property line along the Brookwood Drive South right-of-way, where 20 feet is required, and an 11-foot front setback from water's edge to the eastern property line along the Brookwood Court South right-of-way, where 20 feet is required.

(4) A variance to allow for the construction of a detached two-story accessory dwelling unit approximately 576 square feet in area having a 10-foot-4-inch front setback to the western property line along the Brookwood Drive South right-of-way, where 20 feet is required and a 10-foot front setback to the eastern property line along the Brookwood Court South right-of-way, where 20 feet is required.

PARCEL ID NUMBER: 29/31/16/12150/000/0970

NOTICES SENT TO: Tony Tang, Tre., Quan Thieu Vuu, Liv. Trust (Owners), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-26-00008