

**BOARD OF ADJUSTMENT AND APPEALS**  
**Results Agenda**  
**April 1, 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. **APL-26-01 (Withdrawn by Applicant)**

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.

2. **APL-26-02 (Withdrawn by Applicant)**

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.

3. **TY2-26-01 (Conditional Approval)**

Application of Tarpon Community Church, Inc. through Brian Aungst, Jr., MacFarlane, Ferguson & McMullen, P.A. for a modification to 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.

4. **VAR-26-01 (Conditional Approval)**

Application of Ricky Brumett and Kelsey Brumett for 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.

5. **VAR-26-02 (Conditional Approval)**

Application of Johanne Champagne through Jennifer Whitaker, Century 21, for the following variances 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.

6. **VAR-26-03 (Conditional Approval)**

Application of Afram Malki and Lina Malki through Drew Donegan, Donegan Design, for 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.

7. **VAR-26-04 (Items 1. and 2. Conditional Approval with additional conditions; Items 3. and 4. Denied)**

Application of Tony Tang, Tre. and Quan Thieu Vuu, Liv. Trust, for the following variances 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.

#### **IV. APPROVAL OF MINUTES FOR THE MARCH 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.