

BOARD OF ADJUSTMENT AND APPEALS
September 2, 2026
Pinellas County Courthouse
County Commissioners Assembly Room - Fifth Floor
315 Court Street
Clearwater, FL
9:00 A.M.
CURRENTLY SCHEDULED APPLICATIONS

I. CALL TO ORDER

II. QUASI-JUDICIAL STATEMENT – Pinellas County Attorney

III. HEARING ITEMS – ACTION BY THE BOAA REGARDING THE FOLLOWING ITEMS:

1. VAR-26-10

Application of Kimmy Love for a variance to allow for the after-the-fact placement of a 6-foot-high non-decorative fence having a 3.1-foot front setback where 20 feet is required, for the property located at 44 Citrus Drive in Palm Harbor.

2. VAR-26-11

Application of Edward Moran and Tiffany Moran, through Binh Dang, for a variance to allow for the construction of an attached one-story accessory dwelling unit approximately 250 square feet in area having a 4.78-foot side street setback to the eastern property line along the 16th Street right-of-way, where 10 feet is required, for the property located at 1548 Illinois Avenue in Palm Harbor.

3. VAR-26-12

Application of Claudia Parker, through Robert Grosso, A-Better Pool & Spa Service, LLC., for the following variances being requested for the R-2 zoned property located at 8381 Monarch Circle North in unincorporated Seminole: 1.) A variance to allow for the replacement of an in-ground pool having a 12-foot front setback from water's edge to the eastern property line along the 122nd Street North right-of-way, where 20 feet is required. 2.) A variance to allow for the construction of a pool screen enclosure having an 11-foot front setback to the eastern property line along the 122nd Street North right-of-way, where 20 feet is required.

IV. APPROVAL OF MINUTES FOR THE AUGUST 5, 2026, BOAA HEARING

V. ADJOURNMENT

SPECIAL ACCOMMODATIONS: 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 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, 4th Floor, Clearwater, FL 33756, or email us at 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.