

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-26-10

DRC MEETING: August 10, 2026 @ 9:00 AM - 1st Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

BOA HEARING: September 2, 2026 @ 9:00 AM - 5th Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 560

OWNER/ADDRESS: Kimmy Love
44 Citrus Drive
Palm Harbor, FL. 34684

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 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.

PARCEL ID NUMBER: 30/27/16/48582/000/0440

NOTICES SENT TO: Kimmy Love (Owner), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-26-00025

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-26-11

DRC MEETING: August 10, 2026 @ 9:00 AM - 1st Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

BOA HEARING: September 2, 2026 @ 9:00 AM - 5th Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

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OWNER/ADDRESS: Edward Moran
Tiffany Moran
1548 Illinois Avenue
Palm Harbor, FL. 34683

REP/ADDRESS: Binh Dang
11475 49th Street North STE 300
Clearwater, FL. 33762

PROPERTY ZONING: R-3, Single Family Residential

LAND USE DESIG: RU, Residential Urban

TYPE APPLICATION: Variance

CASE DESCRIPTION: 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.

PARCEL ID NUMBER: 01/28/15/88560/141/0100

NOTICES SENT TO: Edward Moran, Tiffany Moran (Owners), Binh Dang (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-26-00029

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-26-12

DRC MEETING: August 10, 2026 @ 9:00 AM - 1st Floor, Conference Room, Building & Development Review Services, 440 Court Street, Clearwater, FL. 33756

BOA HEARING: September 2, 2026 @ 9:00 AM - 5th Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

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OWNER/ADDRESS: Claudia Parker
8381 Monarch Circle North
Seminole, FL. 33772

REP/ADDRESS: Robert Grosso
A-Better Pool & Spa Service, LLC.
7611 Ehrlich Road
Tampa, FL. 33556

PROPERTY ZONING: R-2, Single Family Residential

LAND USE DESIG: RL, Residential Low

TYPE APPLICATION: Variance

CASE DESCRIPTION: The following variances are 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.

PARCEL ID NUMBER: 28/30/15/09725/002/0610

NOTICES SENT TO: Claudia Parker (Owner), Robert Grosso (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-26-00030