

**Board of Adjustment and Appeals
Pinellas County
August 5, 2026 Meeting Minutes**

The Board of Adjustment and Appeals (BAA) met in regular session at 9:01 AM on this date in the County Commission Assembly Room at the Pinellas County Courthouse, 315 Court Street, Clearwater, Florida.

Present

Alan C. Bomstein, Chair
Jose Bello
Andrew Hunsicker
Luis Serna (alternate)
Alonda Vaughan
Deborah J. White

Not Present

Jason Holloway, Vice-Chair
Robert Warner

Others Present

Michael Schoderbock, Division Manager, Zoning and Project Management
Kirby Kreider, Assistant County Attorney
Eric Jewett, Code Enforcement Supervisor
Ashley Pabilonia, Board Reporter, Deputy Clerk
Other interested individuals

All documents received by the Clerk's Office have been filed and made a part of the record.

CALL TO ORDER

Chair Bomstein called the meeting to order at 9:01 AM and provided an overview of the hearing process; whereupon, he requested that the members disclose if they have visited the subject property as the public hearing begins.

QUASI-JUDICIAL STATEMENT

Attorney Kreider noted that the following hearing is quasi-judicial; and that only competent, substantial, fact-based testimony or evidence may be considered in the

decisions by the Board; whereupon, she provided information regarding the types of evidence that are considered as such.

PUBLIC HEARING

Due notice having been given to interested persons pursuant to Comprehensive Zoning Ordinance No. 90-1, a public hearing was held for the following application. All persons planning to give testimony were duly sworn by a Deputy Clerk.

Case No. TY2-26-04

APPLICATION OF JEFFREY BROWN, THROUGH ANDREW STRONG, REPRESENTATIVE, FOR A TYPE 2 USE

A public hearing was held on the above application for a Type 2 Use to allow for the construction of five single-family detached homes, on individual lots, in an RM (Residential Multifamily) zoning district, for the property located at 186 Hidden Brook Drive in Palm Harbor. Four letters of concern relative to the application have been received.

Mr. Schoderbock introduced the case and presented the following staff recommendation:

Recommend Conditional Approval. Staff has no objection to the conditional approval of this request as it appears to meet the criteria for granting Type-2 Uses found in Section 138-241 of the Pinellas County Land Development Code.

The subject property is a 1.03-acre vacant parcel located on the north side of Tampa Road. The vacant property is connected to an existing 43-unit condominium community built in the 1980s and represents the undeveloped remainder of a planned phase of that project. Although this parcel appears to have been part of the original development plan, it was never constructed upon nor formally platted with the rest of the condominium property. The applicant would like to construct five detached single-family homes on the property. Within the RM, Residential Multi-Family zoning district, multifamily, single-family attached, duplex, and triplex dwellings are permitted by right. Detached single-family homes, however, require approval as a Type-2 Use from the Board of Adjustment and Appeals.

The proposed lot configuration for the detached single-family homes meets all applicable setback and open space requirements, and each of the lots substantially exceeds the RM district's minimum lot area standard of 3,000

square feet. It is staff's opinion that the proposed development of five detached single-family homes on this property is compatible with the surrounding residential development pattern. Conceptual exterior elevations and a floor plan of the single-family homes have been provided to further illustrate its compatibility. Additionally, the site does not exceed its maximum permitted density. Approval should be subject to the following conditions:

1. A Development Review Committee (DRC) site plan.
2. Applicant must obtain a subdivision plat, consistent with Florida Statutes.
3. The applicant shall obtain all required permits and pay all applicable fees.

Mr. Schoderbock indicated that Hidden Brook Drive is a private road with existing access and utility easements; that stormwater mitigation is planned at the rear of the site and will provide substantial separation from the proposed homes to the east; that the applicant intends to install a six-foot-high PVC fence along the adjoining boundaries to enhance screening; and that primary public access to Hidden Brook Drive is provided from Tampa Road. He also noted that the existing stormwater management system serving the condominiums lacks sufficient capacity, which will require the applicant to install additional stormwater management on the property.

In response to comments and queries by Chair Bomstein, Mr. Schoderbock noted that the subject property's land use classification is Residential Low, which allows five units per acre; that, at slightly over one acre, the property's maximum density is five units; and that the same maximum density would apply if the property were developed for multifamily use.

Upon the Chair's call for the applicant, Andrew Strong, Palm Harbor, appeared and indicated that he is representing Yoquese, LLC, which took ownership of the subject property from Jeffrey Brown on June 25; and that the applicant concurs with staff's recommendation; whereupon, no one responded to the Chair's call for opponents.

Referring to a proposed site plan, Mr. Strong reviewed the proposed development of five single-family detached homes and provided information regarding lot sizes and setback requirements. He also discussed the benefits of single-family detached homes compared to attached homes, including greater marketability, individual ownership and maintenance

responsibilities, elimination of homeowners' association fees, and greater flexibility for financing and constructing the homes.

In response to comments and queries by the members, Mr. Strong provided information regarding ownership, access, and maintenance of the private road serving the proposed homes and discussed the potential establishment of an agreement requiring the future homeowners to contribute toward road maintenance; whereupon, Chair Bomstein noted that while the matter does not affect the Board's action on the request, the applicable deed documents may need to address access and maintenance responsibilities.

Responding to a query by Mr. Serna, Mr. Schoderbock clarified that the proposed six-foot-high fence is not required by Code; whereupon, Mr. Strong confirmed the applicant's intent to install the fence.

Ms. White made a motion to accept the application according to the findings of facts and recommendations, as detailed in the staff report; whereupon, the motion was seconded by Mr. Bello and carried unanimously.

MINUTES OF THE JULY 1, 2026 MEETING

Responding to a comment by Chair Bomstein, Mr. Schoderbock confirmed that the members received the minutes for the prior meeting; whereupon, Mr. Bello made a motion to approve the minutes from last month's meeting. The motion was seconded by Mr. Hunsicker and carried unanimously.

ADJOURNMENT

The meeting was adjourned at 9:18 AM.