BOARD OF ADJUSTMENT AND APPEALS
Results Agenda
November 4, 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. **VAR-26-14 (Conditional Approval)**
   Application of Terrie E. Ent and Justin Church for a variance to allow for a two-story detached accessory dwelling unit with a height of 19 feet to remain, where a detached accessory dwelling unit shall not exceed the height of the primary dwelling as the existing home is one story and 11 feet tall, for the R-2 zoned property located at 602 Sparrow Avenue in Palm Harbor.
2. **VAR-26-15 (Conditional Approval)**
   Application of Garry Hall and Dreama Hall, through Brian Aungst, Jr., Macfarlane, Ferguson & McMullen, P.A., for a variance to allow for the construction of a carport and covered patio addition having a 8.67-foot side setback from the southern property line where 15 feet is required, for the R-A zoned property located at 1155 Lake Avenue SE in unincorporated Largo.
3. **VAR-26-17 (Conditional Approval)**
   Application of William Chatt, Tre. and Grazina Chatt, Tre., through Meghan McGuire, Studio M DeZign, LLC., for a variance to allow for an after-the-fact bedroom conversion to remain having a 3-foot side setback from the northern property line, where a 6-foot setback is required in the R-3 zone, for the property located at 12001 84th Avenue North in unincorporated Seminole.
4. **VAR-26-18 (Conditional Approval)**
   Application of Tarpon Springs Hospital Foundation, Inc., through Addie Mentry, AMLU Consulting, for a variance to allow a total of 218.88 square feet of wall signage on the US Highway 19 frontage where 150 square feet of wall signage is the maximum allowed, for the property located at 34106 US Highway 19 North in Palm Harbor.

IV. **APPROVAL OF MINUTES FOR THE October 7, 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 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 prior to 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.