

DEVELOPMENT REVIEW COMMITTEE AGENDA

June 12, 2023 - 9:00 A.M.

The Pinellas County Development Review Committee (DRC) public meeting will be held on **Monday, June 12, 2023, at 9:00 a.m.** in the Pinellas County Housing & Community Development Conference Room # 119 located at 310 Court Street, Clearwater, Florida 33756. This meeting will be held in person, but you may also participate virtually. Please call (727) 464-5047 or email zoning@pinellas.gov at least 3 days prior to the meeting for information on connecting virtually.

I. ADMINISTRATIVE ADJUSTMENTS AND WAIVERS

- 1. AAD-23-03 (Kaiser, Bruce and Gina)**

II. BOARD OF ADJUSTMENT AND APPEALS CASES

- 1. TY2-22-12 (Ridgemoor Master Association, Inc.)**
- 2. TY2-23-03 (Foley, Alycia)**
- 3. VAR-23-09 (Stone, Jeffrey, Sr.)**
- 4. VAR-23-11 (Boyette, Cheryl)**
- 5. VAR-23-12 (Boutros, Mina and Lilian)**
- 6. VAR-23-15 (Barnett, Charles and Susan)**
- 7. VAR-23-16 (Solid Rock Community School, Inc.)**

III. LOCAL PLANNING AGENCY CASES

- 1. ZON-23-04 (Pinellas County/Baywood Hotels)**
- 2. LDR-22-01 (Land Development Code)**
- 3. LDR-23-02 (Land Development Code)**

IV. DRC DISCUSSION

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.org at least three (3) business days in advance of the need for reasonable accommodation. You may also call (727) 464-4882.

Some matters are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the Committee in deciding the matters before it. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the Committee. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence. Appeals of any decision made by the Development Review Committee can be taken to the Board of Adjustment and Appeals but must be filed within 15 calendar days of the decision. Please note county attorney's office represents and advises the Development Review Committee and associated county staff but cannot give legal advice to the applicant or other interested parties.

Written correspondence may be directed to the Pinellas County Housing and Community Development Department, Zoning Section, 440 Court Street, 4th Floor, Clearwater, Florida 33756, or you may email us at zoning@pinellas.gov. Failure by the applicant or an authorized representative of the applicant to appear at the scheduled public meeting may result in an automatic denial of the request.

CHECKLIST AND WORKSHEET
DEVELOPMENT REVIEW COMMITTEE HEARING
CASE NUMBER: AAD-23-03

DRC MEETING: May 8, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room
June 12, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

ATLAS PAGE: 146

OWNER/ADDRESS: Bruce and Gina Kaiser
1780 Braxton Bragg Lane
Clearwater, FL. 33765-1101

REP/ADDRESS: Same as Above

PROPERTY ZONING: R-R, Residential Rural

LAND USE DESIG: RS, Residential Suburban

TYPE APPLICATION: Administrative Adjustment

CASE DESCRIPTION: A request for an administrative adjustment to allow an 8-foot tall wooden or vinyl fence along the rear and side property lines where 6-feet is the maximum height allowed in an R-R zone, for the property located at 1780 Braxton Bragg Lane in unincorporated Clearwater.

PARCEL ID NUMBER: 01/29/15/01260/000/0100

NOTICES SENT TO: Bruce & Gina Kaiser (Owners), Abutting Property Owners (See List)

DISCLOSURE: N/A

Reference #: AAD-23-00004

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: TY2-22-12

DRC MEETING: June 12, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

BOA HEARING: July 5, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 552

OWNER/ADDRESS: Ridgemoor Master Assn Inc.
c/o Condominium Assoc.
2019 Osprey Lane – Suite B
Lutz, FL. 33549-9382

REP/ADDRESS: Alan Ruiz
Vertex Development, LLC
3630 W. Kennedy Blvd.
Tampa, FL. 33609

PROPERTY ZONING: RPD-W, Residential Planned Development-Wellhead Protection Overlay

LAND USE DESIG: R/OS and T/U, Recreational/Open Space and Transportation/Utility

TYPE APPLICATION: Type-2 Use

CASE DESCRIPTION: A Type-2 Use to allow the construction of a 150-foot-tall monopole communication tower and related support facilities, for the RPD-W zoned property located on the west side of Ridgemoor Drive approximately 300 feet north of Ridgemoor Boulevard in East Lake Tarpon.

PARCEL ID NUMBER: 26/27/16/00000/340/0100

NOTICES SENT TO: Ridgemoor Master Assn Inc. c/o Condominium Assoc. (Owner), Alan Ruiz, (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

Reference #: TY2-22-00012

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: TY2-23-03

DRC MEETING: February 13, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development. Conference Room

June 12, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development. Conference Room

BOA HEARING: July 5, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 269

OWNER/ADDRESS: Alycia Foley
Green Acres Child Care
9110 102nd Avenue North
Largo, FL 33777

REP/ADDRESS: Same as Above

PROPERTY ZONING: R-R, Rural Residential

LAND USE DESIG: RR, Residential Rural

TYPE APPLICATION: Type-2 Use

CASE DESCRIPTION: A Type 2 Use to allow a daycare in an R-R zone, for the property located at 9110 102nd Avenue in unincorporated Seminole.

PARCEL ID NUMBER: 23/30/15/22077/000/0010

NOTICES SENT TO: Alycia Foley (Owner), Cynthia Johnson, Economic Development, Surrounding Owners & BCC Office (See Attached List)

DISCLOSURE: N/A

Reference #: TY2-23-00003

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-23-09

DRC MEETING: May 8, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

June 12, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

BOA HEARING: July 5, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 532

OWNER/ADDRESS: Jeffery Stone, Sr.
2595 Bryan Ln
Tarpon Springs, FL. 34688

REP/ADDRESS: Same as Above

PROPERTY ZONING: R-A, Residential Agriculture

LAND USE DESIG: RL, Residential Rural

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the after-the-fact construction of an outdoor kitchen with a yet-to-be-constructed roof having a 9.1-foot side street setback from the south property line along the Bryan Lane right-of-way where 20 feet is required in an R-A zone, for the property located at 2595 Bryan Lane in East Lake Tarpon.

PARCEL ID NUMBER: 16/27/16/00000/340/0220

NOTICES SENT TO: Jeffery Stone, Sr. (Owner), Cynthia Johnson, Economic Development, Surrounding Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-23-00012

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-23-11

DRC MEETING: June 12, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

BOA HEARING: July 5, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 846

OWNER/ADDRESS: Cheryl Boyette
1344 Marion Drive South
St. Petersburg, Fl. 33707

REP/ADDRESS: Paul Purcell
PCS Pools
1210 Seminole Blvd.
Largo, FL. 33770

PROPERTY ZONING: R-3, Residential, Single Residential

LAND USE DESIG: RU, Residential Urban

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow the construction of an in-ground pool having a 7-foot 6-inch side street setback from water's edge along the Dixie Lane right-of-way, where 10-feet is required in an R-3 zone, for the property located at 1344 Marion Drive South in unincorporated Gulfport.

PARCEL ID NUMBER: 29/31/16/67356/002/0110

NOTICES SENT TO: Cheryl Boyette (Owner), Paul Purchell, PCS Pools (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-23-00015

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-23-12

DRC MEETING: June 12, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

BOA HEARING: July 5, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 96

OWNER/ADDRESS: Mina Boutros
Lilian Boutros
1511 Colony Court
Palm Harbor, FL. 34683

REP/ADDRESS: Mina Boutros
Boutros Construction, LLC
1511 Colony Court
Palm Harbor, FL. 34683

PROPERTY ZONING: R-2, Single Family Residential

LAND USE DESIG: RL, Residential Low

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the construction of a 1,612 sq. ft. attached accessory dwelling unit where 750 sq. ft. is the maximum permitted for the property located at 1511 Colony Court in Palm Harbor.

PARCEL ID NUMBER: 12/28/15/96981/000/0310

NOTICES SENT TO: Mina Boutros, Lilian Boutros. (Owners), Mina Boutros, Boutros Construction, LLC (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-23-00016

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-23-15

DRC MEETING: June 12, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

BOA HEARING: July 5, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 601

OWNER/ADDRESS: Charles and Susan Barnett
4787 Lakeshore Loop
Oldsmar, Fl. 334677

REP/ADDRESS: Same as Above

PROPERTY ZONING: RPD, Residential Planned Development

LAND USE DESIG: RL, Residential Low

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the reconstruction of a pool enclosure having a 2.6-foot rear setback where 5 feet is required, for the property located at 4787 Lakeshore Loop in East Lake Tarpon.

PARCEL ID NUMBER: 15/28/16/48593/000/0070

NOTICES SENT TO: Charles and Susan Barnett (Owner), Cynthia Johnson, Economic Development, Surrounding Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-23-00019

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-23-16

DRC MEETING: June 12, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

BOA HEARING: July 5, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 517

OWNER/ADDRESS: Solid Rock Community School Inc.
2979 Grey Oaks Blvd.
Tarpon Springs, FL. 34688

REP/ADDRESS: Matthew Kelly
Katie Cole
Hill Ward Henderson
101 E. Kennedy Blvd. STE 3700
Tampa, FL. 33602

PROPERTY ZONING: R-A, Residential Agriculture

LAND USE DESIG: Institutional

TYPE APPLICATION: Variance

CASE DESCRIPTION: Modification to a condition of a previously approved sign variance (case no. VAR-22-18) for the R-A zoned property located at 2801 Keystone Road in East Lake Tarpon. Specifically, the request is to remove the condition that no electronic messaging shall be allowed.

PARCEL ID NUMBER: 09/27/16/00000/130/0110

NOTICES SENT TO: Solid Rock Community School, Inc. (Owner), Matthew Kelly, Katie Cole, Hill Ward Henderson (Representatives), Cynthia Johnson, Economic Development, Surrounding Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-23-00020

LOCAL PLANNING AGENCY
CASE SUMMARY
CASE NO. ZON-23-04

DRC MEETING: June 12, 2023 @ 9:00 AM-1st Floor, Housing & Community Dev.

LPA HEARING: July 12, 2023 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: August 15, 2023 @ 6:00 PM-5th Floor, Board Assembly Room

APPLICANT'S NAME: Pinellas County, Owner

REQUEST: Zoning Atlas Amendment:
from: E-2, Employment-2 and C-2, General Retail & Services
to: C-2-C-T, General Retail & Services – Transient Accommodation Overlay (2.78 acres)
&
from: E-2, Employment-2
to: C-2, General Retail & Services (1.22 acres)

With a Development Agreement as required by the Transient Accommodation Overlay on the C-2-C-T portion of the subject property allowing a hotel and its customary accessory uses that comply with the building density/intensity and height allowed by the property's land use and zoning designations.

CASE DESCRIPTION: Approximately 4 acres located near the northeast corner of Roosevelt Boulevard and Ulmerton Road, adjacent to the west of 4011 Ulmerton Road, in unincorporated Pinellas Park (portions of parcels 03-30-16-70884-300-1402, 1403 & 34-29-16-00110-000-0000). A legal description is available in file upon request.

APPLICANT/ADDRESS: Pinellas County
315 Court Street
Clearwater, FL

REP/ADDRESS: Katie Cole, Esq.
Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, FL 33755

NOTICES SENT TO: Katie Cole, Esq., Cynthia Johnson-Economic Development Council, DOT, Clint Herb-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Vacant

PROPOSED USE: 132-room Hotel

LAND USE: CG, Commercial General and E, Employment

ZONING: E-2, Employment-2 and C-2, General Retail & Services