

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: VAR-24-25**

DRC MEETING: February 10, 2025 @ 9:00 AM – 1<sup>st</sup> Floor, Planning Conference Room, 310 Court Street, Clearwater, FL. 33756

BOA HEARING: March 5, 2025 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756 – CANCELED on 3/5/2025 (due to lack of quorum)

April 2, 2025 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 74

OWNER/ADDRESS: Kate Peterson  
Aaron Sanchez  
1342 Alaska Avenue  
Palm Harbor, FL. 34683

REP/ADDRESS: Same as Above

PROPERTY ZONING: R-3, Single Family Residential

LAND USE DESIG: RU, Residential Urban

TYPE APPLICATION: Variance

CASE DESCRIPTION: The following variances are requested for the R-3 zoned property located at 1342 Alaska Avenue in Palm Harbor:

1.) A variance to allow for the construction of an in-ground pool and spa having a 6-foot rear setback from water's edge to the southern property line, where 8 feet is required.

2.) A variance to allow for the construction of a covered porch with an outdoor kitchen having a 6-foot rear setback from the southern property line, where 10 feet is required.

PARCEL ID NUMBER: 01/28/15/65682/000/0240

NOTICES SENT TO: Kate Peterson, Aaron Sanchez (Owners), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-24-00036

Revisions: 3-06-25\_rr\_hearing date/

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: VAR-24-27**

DRC MEETING: February 10, 2025 @ 9:00 AM – 1<sup>st</sup> Floor, Planning Conference Room, 310 Court Street, Clearwater, FL. 33756

BOA HEARING: March 5, 2025 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756 – CANCELED on 3/5/2025 (due to lack of quorum)

April 2, 2025 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 76

OWNER/ADDRESS: Joseph Barbara  
607 8<sup>th</sup> Street  
Palm Harbor, FL. 34683

REP/ADDRESS: Same as Above

PROPERTY ZONING: R-1, Single Family Residential

LAND USE DESIG: RL, Residential Low

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the conversion of approximately 252 square feet of a covered unconditioned storage area into an enclosed, conditioned space for a bathroom, having an 18-foot side setback from the top of bank of the adjacent canal where 25 feet is required from top of bank, for the property located at 607 8th Street in Palm Harbor.

PARCEL ID NUMBER: 02/28/15/77917/000/0630

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

DISCLOSURE: N/A

Reference #: VAR-24-00039

Revisions: 3-06-25\_rr\_hearing date/

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: VAR-24-23**

DRC MEETING: February 10, 2025 @ 9:00 AM – 1<sup>st</sup> Floor, Planning Conference Room, 310 Court Street, Clearwater, FL. 33756

BOA HEARING: March 5, 2025 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756 – CANCELED on 3/5/20\_5 (due to lack of quorum)

April 2, 2025 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 703

OWNER/ADDRESS: Aphorao to the Son, LLC.  
618 Belle Isle Avenue  
Belleair Beach, FL. 33786

REP/ADDRESS: Jaime Maier, Hill Ward Henderson, P. A.  
Katie Cole, Hill Ward Henderson, P. A.  
600 Cleveland Street – Suite 800  
Clearwater, FL. 33755

PROPERTY ZONING: R-A, Residential Agriculture; R-3, Single Family Residential

LAND USE DESIG: RE, Residential Estate; RL, Residential Low; P, Preservation; Water

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for two off-site parking lots for overflow parking located approximately 1,700 feet from the subject property where 600 feet is the maximum allowed for off-site parking lots, for the R-A and R-3 zoned property located at 1743 Doncaster Road in unincorporated Largo.  
(Companion case TY2-24-07)

PARCEL ID NUMBER: 30/29/16/70326/100/2400

NOTICES SENT TO: Aphorao to the Son, LLC. (Owner), Jaime Maier, Katie Cole, Hill Ward Henderson, P. A. (Representatives), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-24-00033

Revisions: 3-06-25\_rr\_hearing date/

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: TY2-24-07**

DRC MEETING: February 10, 2025 @ 9:00 AM – 1<sup>st</sup> Floor, Planning Conference Room, 310 Court Street, Clearwater, FL. 33756

BOA HEARING: March 5, 2025 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756 – CANCELED (due to lack of quorum)

April 2, 2025 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 703

OWNER/ADDRESS: Aphorao to the Son, LLC.  
618 Belle Isle Avenue  
Belleair Beach, FL. 33786

REP/ADDRESS: Jaime Maier, Hill Ward Henderson, P. A.  
Katie Cole, Hill Ward Henderson, P. A.  
600 Cleveland Street – Suite 800  
Clearwater, FL. 33755

PROPERTY ZONING: R-A, Residential Agriculture; R-3, Single Family Residential

LAND USE DESIG: RE, Residential Estate; RL, Residential Low; P, Preservation; Water

TYPE APPLICATION: Type-2 Use

CASE DESCRIPTION: Modification of a previously approved Type-2 Use for Agricultural Activities, Commercial Use (Equine-Related Therapeutic Sessions), to allow for the addition of a club, community service and fraternal use and meeting hall/community assembly facility use in an R-A and R-3 zone, for the property located at 1743 Doncaster Road in unincorporated Largo. (Companion case VAR-24-23)

PARCEL ID NUMBER: 30/29/16/70326/100/2400

NOTICES SENT TO: Aphorao to the Son, LLC. (Owner), Jaime Maier, Katie Cole, Hill Ward Henderson, P. A. (Representatives) Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: TY2-24-00007

Revisions: 3-06-25\_rr\_hearing date/

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: VAR-25-01**

DRC MEETING: February 10, 2025 @ 9:00 AM – 1<sup>st</sup> Floor, Planning Conference Room, 310 Court Street, Clearwater, FL. 33756  
  
March 10, 2025 @ 9:00 AM – 1<sup>st</sup> Floor, Planning Conference Room, 310 Court Street, Clearwater, FL. 33756

BOA HEARING: April 2, 2025 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 794

OWNER/ADDRESS: Reinaldo Fernandez  
Zoraida Maceda  
3780 45<sup>th</sup> Avenue North  
St. Petersburg, FL. 33713

REP/ADDRESS: Same as Above

PROPERTY ZONING: R-4, One, Two and Three Family Residential

LAND USE DESIG: RU, Residential Urban

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for an after-the-fact 512 square foot detached garage under construction having a 4-foot-6-inch side setback from the western property line where 6 feet is required, for the property located at 3780 45th Avenue North in Lealman.

PARCEL ID NUMBER: 03/31/16/58446/003/0070

NOTICES SENT TO: Reinaldo Fernandez, Zoraida Maceda (Owners), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-25-00001

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: NCM-25-01**

DRC MEETING: March 10, 2025 @ 9:00 AM - 1<sup>st</sup> Floor, Conference Room, Planning Department, 310 Court Street, Clearwater, FL. 33756

BOA HEARING: April 2, 2025 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 750

OWNER/ADDRESS: Anvil Acres, LLC.  
10505 60<sup>th</sup> Street North  
Pinellas Park, FL. 33782

Arthur Wheat  
Ronald Poling  
10505 60<sup>th</sup> Street North  
Pinellas Park, FL. 33782

REP/ADDRESS: John Cook, JTC Consulting Services, LLC.  
1345 N. Falkenburg Road  
Tampa, FL. 33619

PROPERTY ZONING: R-A, Residential Agriculture

LAND USE DESIG: RL, Residential Low

TYPE APPLICATION: Non-Conforming Use

CASE DESCRIPTION: A Non-Conforming Use Modification to permit a 14,000 square foot covered roof structure over an existing horse-riding arena in a R-A zone, for the property located at 10505 60th Street North in unincorporated Pinellas Park (17-30-16-69750-400-5004). A legal description is available in file upon request.

PARCEL ID NUMBER: 17/30/16/69750/400/5004

NOTICES SENT TO: Anvil Acres, LLC., Arthur Wheat, Ronald Poling (Owners), John Cook, JTC Consulting Services, LLC., (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: NCM-25-00001