

**BOARD OF ADJUSTMENT AND APPEALS**  
**Pinellas County Courthouse**  
**County Commissioners Assembly Room**  
**Fifth Floor**  
**315 Court Street**  
**Clearwater, FL**  
**9:00 AM**  
**July 31, 2019**

**CURRENTLY SCHEDULED APPLICATIONS**

1. **BA-03-08-19**  
Application of MRLV, LLC, through Peter Chicouris, Representatives, for a variance to allow for the construction of a single-family home on each of two adjacent 45-foot wide platted lots of record under common ownership where a minimum width of 50 feet is required in an R-4 zone, for the property located at 4040 56th Avenue North in Lealman.
2. **BA-06-08-19**  
Application of Pinellas Flex Acquisition, LLC, through Austion Karrick, Representative, for a Type 2 Use (Special Exception) to allow for the relocation and 3,075 square foot expansion of a medical office in an E-2 zone, for the property located at 12505 Starkey Road in unincorporated Largo.
3. **BA-04-08-19**  
Application of Bank of America TRE c/o Crown Pontiac, Inc, through Lori Pickard and Scott Robinson, Representatives, for a variance to allow a 26-foot tall freestanding sign where 25 feet is the maximum height allowed in a C-2 zone, for the property located at 5237 34th Street North in Lealman.
4. **BA-05-08-19**  
Application of BFJ Affiliated Properties of Florida, LLC d/b/a Fuccillo Nissan, through Mark Brenchley, Representative, for variances to 1) Allow a second freestanding sign located 240 feet from the first freestanding sign where only one freestanding sign is allowed on a property having less than 500 feet of road frontage with a minimum of 300 feet separation between signs, 2) Allow a total of 201.57 square feet of wall signage on the US Highway 19 frontage where 150 square feet of wall signage is the maximum allowed for the C-2 zoned property located at 15232 US Highway 19 North in unincorporated Largo.
5. **BA-07-08-19**  
Application of Vassan Properties, LLC, through Brian J. Aungst, Jr., Representative, for a reinstatement of a variance to allow for the dispensing of alcohol for on-premises consumption within 33 feet of a residential zoning district boundary line where 150 feet of separation is required, and the reinstatement and expansion of a Type 2 Use (Special Exception) to allow for parking in an R-4 zone, for the properties located at 7361 and 7355 46th Avenue North in Lealman.

**ADJOURNMENT**

*“Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”*

“IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS PUBLIC HEARING (AGENDA), PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, -CLEARWATER, FLORIDA 33756, (727) 464-4880 (VOICE) (727) 464-4062 (TDD).”

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: BA-03-08-19**

DRC MEETING: July 8, 2019 @ 9:00 AM-1<sup>st</sup> Floor, Planning Conf Room

BOA HEARING: July 31, 2019 @ 9:00 A.M. 5<sup>th</sup> Floor, Board Assembly Room

OWNER/ADDRESS: MRLV, LLC  
4930 62nd Ave S  
St. Petersburg, FL 33715

REP/ADDRESS: Peter Chicouris  
6500 1st Ave N  
St. Petersburg, FL 33710

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

LAND USE DESIG: Residential Urban

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the construction of a single-family home on each of two adjacent 45-foot wide platted lots of record under common ownership where a minimum width of 50 feet is required in an R-4 zone, for the property located at 4040 56th Avenue North in Lealman.

PARCEL ID NUMBER: 34/30/16/96156/001/0090

NOTICES SENT TO: MRLV, LLC, Peter Chicouris, Lealman CMA, Surrounding Owners & BCC Office (See Attached List)

DISCLOSURE: Michael Robson-Manager

**Reference #:BA19-00024**

**CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
BA CASE NUMBER: BA-06-08-19**

DRC MEETING: July 8, 2019 @ 9:00 AM-1<sup>st</sup> Floor, Planning Conf Room

BOA HEARING: July 31, 2019 @ 9:00 A.M. 5<sup>th</sup> Floor, Board Assembly Room

OWNER/ADDRESS: Pinellas Flex Acquisition, LLC  
2937 SW 27th Ave., Suite 202  
Miami, FL 33133

REP/ADDRESS: Austin Karrick  
2937 SW 27th Ave., Suite 202  
Miami, FL 33133

PROPERTY ZONING: E-2, Employment-2 & E-1, Estate Residential-1

LAND USE DESIG: Employment

TYPE APPLICATION: Type 2

CASE DESCRIPTION: Request for a Type 2 Use (Special Exception) to allow for the relocation and 3,075 square foot expansion of a medical office in an E-2 zone, for the property located at 12505 Starkey Road in unincorporated Largo.

PARCEL ID NUMBER: 12/30/15/69615/000/0180

NOTICES SENT TO: Pinellas Flex Acquisition, LLC, Austin Karrick, Largo, BCC Office & Surrounding Owners (See Attached List)

DISCLOSURE: Officers: Mario Guzman-Agent, Sebastian Barbagallo-P, Irma Ferrarotti-ST

**Reference #:BA19-00027**

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: BA-04-08-19**

DRC MEETING: July 8, 2019 @ 9:00 AM-1<sup>st</sup> Floor, Planning Conf Room

BOA HEARING: July 31, 2019 @ 9:00 A.M. 5<sup>th</sup> Floor, Board Assembly Room

OWNER/ADDRESS: Bank of America TRE  
c/o Crown Pontiac, Inc.  
5237 34th St N  
St. Petersburg, FL 33714

REP/ADDRESS: Lori Pickard & Scott Robinson  
1635 N. Dale Mabry Highway  
Lutz, FL 33548

PROPERTY ZONING: C-2, General Commercial & Services

LAND USE DESIG: Commercial General & Residential Medium

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow a 26-foot tall freestanding sign where 25 feet is the maximum height allowed in a C-2 zone, for the property located at 5237 34th Street North in Lealman.

PARCEL ID NUMBER: 02/31/16/00000/220/0100

NOTICES SENT TO: Bank of America TRE, Lori Pickard & Scott Robinson, Lealman CMA, Surrounding Owners & BCC Office (See Attached List)

DISCLOSURE: Officers: Dwayne Hawkins-PD, Terry Hawkins-DT, James R. Myers-DVP & David R. Fetkenher-S

**Reference #:BA19-00025**

**CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
BA CASE NUMBER: BA-05-08-19**

DRC MEETING: July 8, 2019 @ 9:00 AM-1<sup>st</sup> Floor, Planning Conf Room

BOA HEARING: July 31, 2019 @ 9:00 A.M. 5<sup>th</sup> Floor, Board Assembly Room

OWNER/ADDRESS: BFJ Affiliated Properties of Florida, LLC  
d/b/a Fuccillo Nissan  
P. O. Box 69  
Adams, NY 13605-0069

REP/ADDRESS: Mark Brenchley  
3790 Beacon Ridge Way  
Clermont, FL 34711

PROPERTY ZONING: C-2, General Commercial & Services

LAND USE DESIG: Commercial General

TYPE APPLICATION: Variance

CASE DESCRIPTION: The following variances are requested for the C-2 zoned property located at 15232 US Highway 19 North in unincorporated Largo:

1) A variance to allow a second freestanding sign located 240 feet from the first freestanding sign where only one freestanding sign is allowed on a property having less than 500 feet of road frontage with a minimum of 300 feet separation between signs.

2) A variance to allow a total of 201.57 square feet of wall signage on the US Highway 19 frontage where 150 square feet of wall signage is the maximum allowed.

PARCEL ID NUMBER: 31/29/16/70344/400/1500

NOTICES SENT TO: BFJ Affiliated Properties of Florida, LLC, Mark Brenchley, Largo, Surrounding Owners & BCC Office (See Attached List)

DISCLOSURE: William B Fuccillo, Jr. - MGRM

**Reference #:**BA19-00026  
*Revised 7/8/2019*

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
**BA CASE NUMBER: BA-07-08-19**

DRC MEETING: July 8, 2019 @ 9:00 AM-1<sup>st</sup> Floor, Planning Conf Room

BOA HEARING: July 31, 2019 @ 9:00 A.M. 5<sup>th</sup> Floor, Board Assembly Room

OWNER/ADDRESS: Vassan Properties, LLC  
7406 North Street  
Riverview, FL 33578

REP/ADDRESS: Brian J. Aungst, Jr.  
625 Court Street, Suite 200  
Clearwater, FL 33756

PROPERTY ZONING: C-2, General Commercial & Services & R-4, One, Two & Three Family Residential

LAND USE DESIG: Commercial General & Residential Urban

TYPE APPLICATION: Type 2 Use & Variance

CASE DESCRIPTION: Reinstatement of a variance to allow for the dispensing of alcohol for on-premises consumption within 33 feet of a residential zoning district boundary line where 150 feet of separation is required, and the reinstatement and expansion of a Type 2 Use (Special Exception) to allow for parking in an R-4 zone, for the properties located at 7361 and 7355 46th Avenue North in Lealman.

PARCEL ID NUMBER: 06/31/16/00000/240/0100

NOTICES SENT TO: Vassan Properties, LLC, Brian J. Aungst, Jr., Lealman CMA, BCC Office & Surrounding Owners (See Attached List)

DISCLOSURE: N/A

**Reference #:BA19-00028**