



City of Tarpon Springs, Florida

Board of Adjustment
324 East Pine Street
Tarpon Spring, Florida 34688-5004
(727) 938-3711
<http://www.ctsfl.us/agenda.htm>

BOARD OF ADJUSTMENT AGENDA WEDNESDAY, FEBRUARY 28, 2024 6:30 PM - City Hall Auditorium

CALL TO ORDER

ROLL CALL

ELECTION OF OFFICERS

Election of Chair and Vice-Chairperson

QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

APPLICATION(S)

1. **#23-158 - Bronson**

Variance to allow a nonconforming lot of record to be built upon, for the purpose of constructing a single-family home.

Location: East side of Peninsula Avenue, approximately 210 feet north of the Riverside Drive intersection.

APPROVAL OF MINUTES

1. BOA Minutes December 20, 2023

BOARD AND STAFF COMMENTS

ADJOURNMENT

If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting or hearing, they will need a record of the proceedings and that, 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. You are invited to attend the meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida, 34688-5004, and will become part of the records. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611 or by email to pmcneese@ctsfl.us. Said hearing may be continued from time-to-time pending adjournment. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611 or email a written request to akeen@ctsfl.us.

MINUTES
BOARD OF ADJUSTMENT
CITY OF TARPON SPRINGS, FLORIDA
FEBRUARY 28, 2024

THE BOARD OF ADJUSTMENT OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN BOARD OF ADJUSTMENT IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON WEDNESDAY, FEBRUARY 28, 2024 AT 6:30 PM WITH THE FOLLOWING PRESENT:

CHAIRPERSON JACQUI TURNER
VICE-CHAIRPERSON JOANNE REICH
MEMBER GEORGE BOURIS
MEMBER TIMOTHY GROSSMAN
ALTERNATE 1 ROBERT WOOD
ALTERNATE 2 KARL FUCHS

ABSENT/EXCUSED:

ALSO PRESENT: ALLIE KEEN, AICP, PRINCIPAL PLANNER
REGINA KARDASH, BOARD ATTORNEY
KIMBERLY CREIGHTON, BOARD SECRETARY

CALL TO ORDER

Ms. Turner called the roll.

ROLL CALL

Mrs. Creighton called the roll.

ELECTION OF OFFICERS

Election of Chair and Vice-Chairperson

MOTION: Board of Adjustment Member Grossman

SECOND: Board of Adjustment Member Bouris

To nominate Ms. Turner as Chairperson and Ms. Reich as Vice-Chairperson

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Chairperson Turner
Vice-Chairperson Reich
Member Bouris
Member Grossman
Alternate 1 Wood

No: None

QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Ms. Kardash read the quasi-judicial announcement and swore in all who planned to testify.

APPLICATION(S)

1. #23-158 - Bronson

Variance to allow a nonconforming lot of record to be built upon, for the purpose of constructing a single-family home.

Location: East side of Peninsula Avenue, approximately 210 feet north of the Riverside Drive intersection.

Staff:

Mrs. Keen gave background information, read the findings-of-fact listed below, and indicated that, based on the evidence available at the time this report was prepared, staff would recommend **approval of** the nonconforming lot of record.

1. The subject site was originally platted in the current configuration in 1925 prior to the effective date of the Land Development Code.
2. The lot was in existence prior to the City's first land development code that went into effect in 1944. Therefore, the property was not created in violation of a previous ordinance.
3. The subject site is currently undeveloped. According to the Pinellas County Property Appraiser, the home on the adjacent property to the north (Lot 5) was built in 1974. Based on the available records, it is unknown whether the subject property and the property to the north were under common ownership at the time the home was built because deeds only date back to 1975. Regardless, the existing home was built in conformance with the required setbacks in effect in 1974. Therefore, the improvements did not rely on the subject site in order to develop.

Applicant:

Piotr Paczkowski, 14622 Coral Berry Dr., Tampa, noted that the lot was consistent with other lots in the area but that it was platted at a time when lots were smaller.

MOTION: Member Bouris

SECOND: Alternate 1 Wood

To approve Application #23-158 as presented

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Chairperson Turner
Vice-Chairperson Reich
Member Bouris
Member Grossman
Alternate 1 Wood

No: None

APPROVAL OF MINUTES

1. BOA Minutes December 20, 2023

MOTION: Vice-Chairperson Reich

SECOND: Member Grossman

To approve minutes from December 20, 2023, as presented

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Chairperson Turner
Vice-Chairperson Reich
Member Bouris
Member Grossman
Alternate 1 Wood

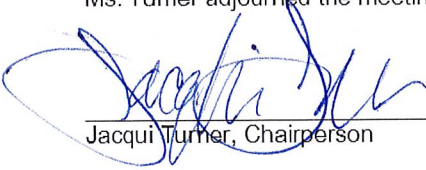
No: None

BOARD AND STAFF COMMENTS

Ms. Keen informed the Board that we are using the CivicClerk program for agendas.

ADJOURNMENT

Ms. Turner adjourned the meeting at 6:56 P.M.



Jacquie Turner, Chairperson

***Secretary's Note:** The preceding are action minutes and are not the official meeting record.