



Housing & Community Development

Re: Case No. VAR-23-14
Speckled Trout Boatyard, Inc., Applicant
Jaime Maier, Katie Cole, Hill Ward Henderson, Representatives

Dear Property Owner:

August 16, 2023

This is an important notice about an upcoming public hearing regarding the use of land. It is being provided to you because you are either the owner or representative of the owner of the subject property, or you own land in the vicinity of the subject property. The actions resulting from this hearing may impact your property and neighborhood. If you have any questions regarding this important matter, please call (727) 464-5047 or email zoning@pinellas.gov. Information about the Board of Adjustment and Appeals is also available online at www.pinellas.gov.

Case Description: A variance to allow for the construction of a bed and breakfast having a 6.9-foot front setback from the eastern property line, where 10 feet is required and a 10.7-foot side setback from the northern property line, where 20 feet is required for the CR zoned property located at 370 Bayshore Drive in Ozona.

The Pinellas County Board of Adjustment and Appeals will hold a public hearing regarding this matter on **September 6, 2023, at 9:00 A.M.**, or as soon thereafter as may be accommodated by the completion of the rest of the board agenda. **Hearings are held in the County Commission Assembly Room, 315 Court Street, 5th Floor, Clearwater, Florida.** You are invited to attend this hearing to express your views on this matter either in-person or virtually. If you would like to attend virtually, please call or email us for instruction at least three (3) business days before the hearing.

The public hearing will be streamed live at <https://youtube.com/pccvtv1> and <https://pinellas.gov/pinellas-county-connection-television-pcc-tv/>, and broadcast on the Pinellas County cable public access channels: Spectrum Channel 637, Frontier Channel 44 or WOW! Channel 18. 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.

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. Please note county attorney's office represents and advises the board and county staff but cannot give legal advice to the applicant or other interested parties.

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 recommendation of the proceedings is created if needed for purposes of appeal.

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.gov at least three (3) business days before the need for reasonable accommodation. You may also call (727) 464-4882.

Sincerely,

ZONING SECTION
PINELLAS COUNTY HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

August 16, 2023

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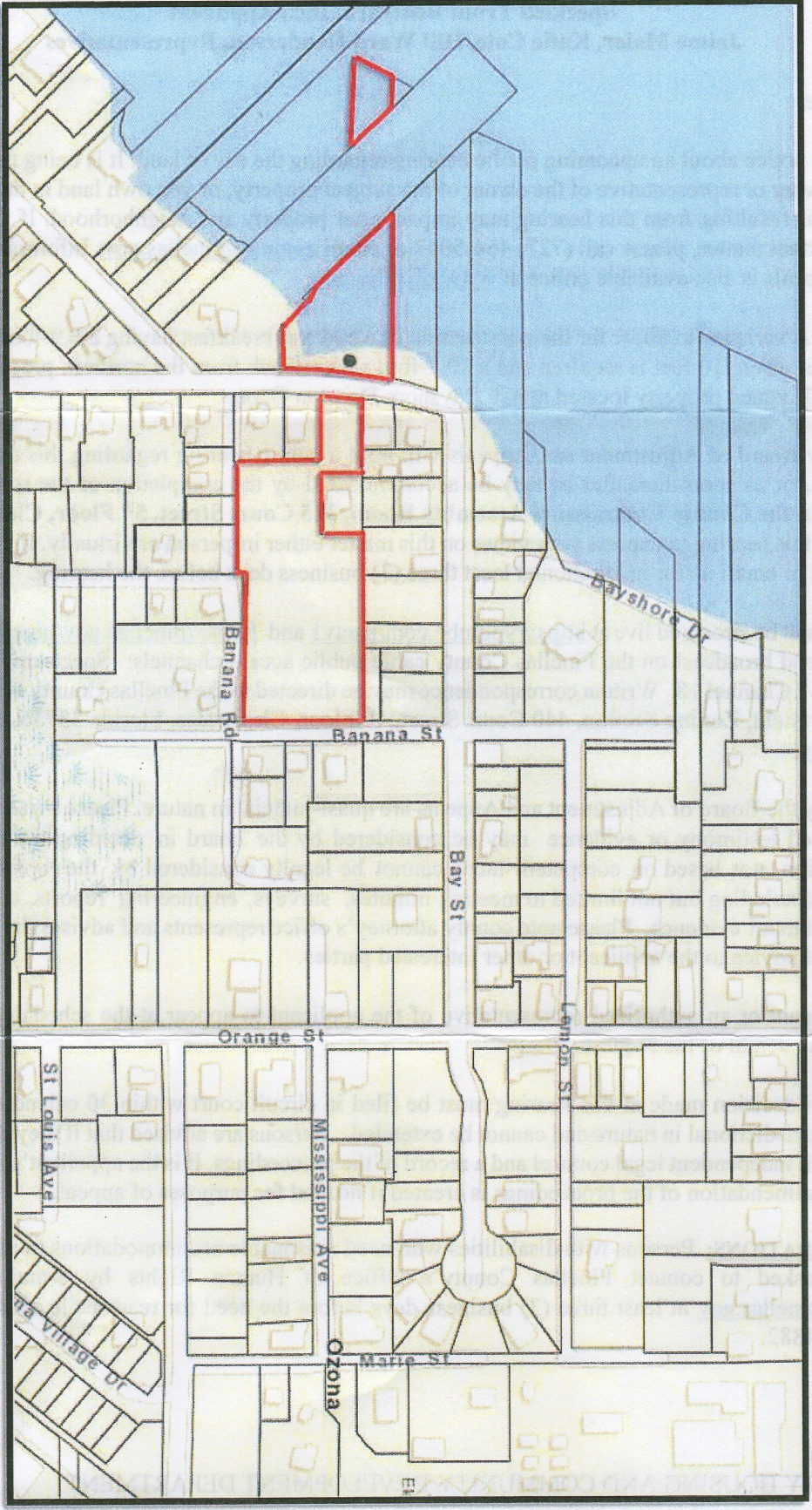
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