



City of Pinellas Park

Board of Adjustment

Agenda

Thursday, December 4, 2025

6:00 PM

City Council Chambers

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

I. APPROVAL OF MINUTES

March 25th, 2025

II. PUBLIC HEARINGS

- P1** VARIANCE TO REDUCE THE MINIMUM NUMBER OF PARKING SPACES FROM 49 TO 5 ON A PARCEL IN A “M-1” ZONING DISTRICT - (VAR-0925-00012; 12925 49th Street North; Hung Mai (H.T. Mai Inc.))

PUBLIC HEARING (QUASI-JUDICIAL)

(Speaker - Todd Biron, Senior Planner)

Department: Community Development

Reference Material: [P1 Staff Report \(VAR-0925-00012\)](#)

- P2** VARIANCE TO REDUCE THE MINIMUM LOT DEPTH FROM 150 FEET TO 108 FEET ON A PARCEL IN THE “M-1” ZONING DISTRICT - (VAR-1026-00001; 6210 44th Street North; Lauren Rubenstein, Esq. (Hill Ward Henderson))

PUBLIC HEARING (QUASI-JUDICIAL)

(Speaker - Todd Biron, Senior Planner)

Department: Community Development

Reference Material: [P2 VAR-1026-00001 final](#)

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- P3** VARIANCE TO REDUCE THE MINIMUM SIDE YARD SETBACK FROM 5 FEET TO 0 FEET ON A PARCEL IN THE “M-1” ZONING DISTRICT - (VAR-1026-00002; 6210 44th Street North; Lauren Rubenstein, Esq. (Hill Ward Henderson))

PUBLIC HEARING (QUASI-JUDICIAL)

(Speaker - Todd Biron, Senior Planner)

Department: Community Development

Reference Material: [P3 VAR-1026-00001, 02, 03 final](#)

- P4** VARIANCE TO INCREASE THE MAXIMUM LOT COVERAGE FROM 75% TO 96% ON A PARCEL IN THE “M-1” ZONING DISTRICT - (VAR-1026-00003; 6210 44th Street North; Lauren Rubenstein, Esq. (Hill Ward Henderson))

PUBLIC HEARING (QUASI-JUDICIAL)

(Speaker - Todd Biron, Senior Planner)

Department: Community Development

Reference Material: [P4 VAR-1026-00001, 02, 03 final](#)

- P5** VARIANCE TO REDUCE THE LOT DEPTH FROM 150 FEET TO 132 FEET ON A PARCEL IN THE “M-1” ZONING DISTRICT - (VAR-1026-00004; 6210 44th Street North Suite #21; Lauren Rubenstein, Esq. (Hill Ward Henderson))

PUBLIC HEARING (QUASI-JUDICIAL)

(Speaker - Todd Biron, Senior Planner)

Department: Community Development

Reference Material: [P5 Staff Report VAR-1026-0004, VAR-1026-00005 and VAR-1026-00006](#)

- P6** VARIANCE TO REDUCE THE MINIMUM SIDE YARD SETBACK FROM 5 FEET TO 0 FEET ON A PARCEL IN THE “M-1” ZONING DISTRICT - (VAR-1026-00005; 6210 44th Street North Suite #21; Lauren Rubenstein, Esq. (Hill Ward Henderson))

PUBLIC HEARING (QUASI-JUDICIAL)

(Speaker - Todd Biron, Senior Planner)

Department: Community Development

Reference Material: [P6 Staff Report VAR-1026-0004, VAR-1026-00005 and VAR-1026-00006](#)

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- P7** VARIANCE TO REDUCE THE MINIMUM REAR YARD SETBACK FROM 5 FEET TO 0.75 FEET ON A PARCEL IN THE “M-1” ZONING DISTRICT - (VAR-1026-00006; 6210 44th Street North Suite #21; Lauren Rubenstein, Esq. (Hill Ward Henderson))

PUBLIC HEARING (QUASI-JUDICIAL)

(Speaker - Todd Biron, Senior Planner)

Department: Community Development

Reference Material: [P7 Staff Report VAR-1026-0004, VAR-1026-00005 and VAR-1026-00006](#)

III. DIRECTOR UPDATE

None

IV. GENERAL BUSINESS

Next Meeting will be January 15th, 2026