

BOARD OF ADJUSTMENT AND APPEALS
November 1, 2023
Pinellas County Courthouse
County Commissioners Assembly Room - Fifth Floor
315 Court Street
Clearwater, FL
9:00 A.M.
CURRENTLY SCHEDULED APPLICATIONS

- I. CALL TO ORDER**
- II. QUASI JUDICIAL STATEMENT – County Attorney**
- III. HEARING ITEMS – ACTION BY THE BOAA REGARDING THE FOLLOWING ITEMS:**

1. TY2-23-13

Application of Habitat for Humanity of Pinellas and West Pasco Counties, Inc., through Charles Armstrong, Representative, for a Type-2 Use to allow for the construction of 7 single-family detached homes as an affordable housing development in an R-3 zone, for the properties located at 1202 Gooden Crossing in unincorporated Largo.

IV. APPROVAL OF MINUTES FOR THE OCTOBER 4, 2023, BOAA Meeting.

V. ADJOURNMENT

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.

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

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.

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

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: TY2-23-13

DRC MEETING: October 9, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

BOA HEARING: November 1, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 224

OWNER/ADDRESS: Habitat for Humanity of Pinellas and West Pasco Counties, Inc.
13355 49th Street North
Clearwater, FL. 33762

REP/ADDRESS: Charles Armstrong
Habitat for Humanity of Pinellas and West Pasco Counties, Inc
13355 49th Street North
Clearwater, FL. 33762

PROPERTY ZONING: R-3, Residential Single Family

LAND USE DESIG: RL, Residential Low

TYPE APPLICATION: Type -2 Use

CASE DESCRIPTION: A Type 2 Use to allow for the construction of 7 single-family detached homes as an affordable housing development in an R-3 zone, for the properties located at 1202 Gooden Crossing in unincorporated Largo.

PARCEL ID NUMBER: 04/30/15/00000/430/5400 and 04/30/15/00000/430/5500

NOTICES SENT TO: Habitat for Humanity of Pinellas and West Pasco Counties, Inc. (Owner), Charles Armstrong, Habitat for Humanity of Pinellas and West Pasco Counties, Inc. (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: TY2-23-00014