

**Board of Adjustment and Appeals
Pinellas County
November 1, 2023 Meeting Minutes**

The Board of Adjustment and Appeals (BAA) met in regular session at 9:01 AM on this date in the County Commission Assembly Room at the Pinellas County Courthouse, 315 Court Street, Clearwater, Florida.

Present

Joe Burdette, Chairman
Jose Bello, Vice-Chairman
Alan C. Bomstein
John Doran (appeared virtually)
Cliff Gephart
Robert Warner, alternate
Deborah J. White

Not Present

Vincent Cocks

Others Present

Glenn Bailey, Planning Division Manager/Zoning Manager
Derrill McAteer, Senior Assistant County Attorney
Keith Vargus, Code Enforcement Operations Manager
Shirley Westfall, Board Reporter, Deputy Clerk
Other interested individuals

CALL TO ORDER

Chairman Burdette called the meeting to order at 9:01 AM and provided an overview of the hearing process. Later in the meeting, Ms. White made a motion, which was seconded by Mr. Bello and carried unanimously, that Mr. Doran be allowed to participate virtually.

QUASI-JUDICIAL STATEMENT

Attorney McAteer noted that the following hearing is quasi-judicial; and that only competent substantial fact-based testimony or evidence may be considered in the decisions by the Board; whereupon, he provided information regarding the types of evidence that are considered as such.

PUBLIC HEARING ITEMS

Due notice having been given to interested persons pursuant to Comprehensive Zoning Ordinance No. 90-1, a public hearing was held on the following application. All persons planning to give testimony were duly sworn by a Deputy Clerk.

Case No. TY2-23-13

APPLICATION OF HABITAT FOR HUMANITY OF PINELLAS AND WEST PASCO COUNTIES, INC., THROUGH CHARLES ARMSTRONG, REPRESENTATIVE, FOR A TYPE 2 USE

A public hearing was held on the above application for a Type 2 Use to allow for the construction of seven 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. No correspondence relative to the application has been received by the Clerk.

Mr. Bailey introduced the case and presented the following staff recommendation.

Recommend Conditional Approval. The Development Review Committee has no objection to the conditional approval of this request as it appears to meet the criteria for granting Type 2 Uses found in Section 138-241 of the Pinellas County Land Development Code. The subject property is 0.95 acres in size and is currently vacant. Approval will provide an affordable housing density bonus to allow seven single-family lots and homes. Five units would be the maximum without the bonus. Approval will also allow three of the proposed lots to have slightly smaller lot widths than normally required (58.3 feet vs. 60 feet). The proposed seven-unit subdivision is compatible with the surrounding development pattern. Approval should be subject to the following condition:

1. The applicant shall obtain all required permits and pay all applicable fees.

No one appeared upon the Chairman's call for opponents; whereupon, Mr. Gephart made a motion, which was seconded by Mr. Bello, to approve the Type 2 Use request as recommended in accordance with the findings of fact as outlined in the staff report. Responding to a query by Mr. Bomstein, Mr. Bailey related that the modified lot width requirement is an affordable housing development incentive and is part of the Type 2 Use. Upon call for the vote, the motion carried unanimously.

MINUTES OF THE OCTOBER 4, 2023, MEETING

Ms. White made a motion, which was seconded by Mr. Bello and carried unanimously, that the minutes be approved.

OTHER BUSINESS

Mr. Bailey announced that he has been promoted to Planning Division Manager and will no longer be involved with the BAA; and that Building and Development Review Services Division Manager Michael Schoderbock will be his replacement; whereupon, the members congratulated Messrs. Bailey and Schoderbock.

ADJOURNMENT

The meeting was adjourned at 9:06 AM.