

**BOAA Agenda**  
**Development Review Committee**  
**Pinellas County Housing and Community Development**  
**310 Court Street, 1<sup>st</sup> floor Conference Room 119**  
**October 12, 2020 – 9:00 AM**

**This meeting will be held in-person, but you may also participate virtually. Please call (727) 464-5047 or email [zoning@pinellascounty.org](mailto:zoning@pinellascounty.org) at least 24 hours prior to the meeting start time for information on how to connect virtually.**

- 1. AAD-20-6 (Amy Lovewell)**
- 2. BAA-20-25 (Pinellas County Land Assembly Trust – Oasis Acres Pinellas Housing Finance Authority Tre)**
- 3. BAA-20-27 (Marilyn Ann Hourdas)**

CHECKLIST AND WORKSHEET  
DEVELOPMENT REVIEW COMMITTEE MEETING  
**BA CASE NUMBER: AAD-20-6**

DRC MEETING: October 12, 2020 @ 9:00 AM-1<sup>st</sup> Floor, Housing & Community Development  
Department Conference Room

OWNER/ADDRESS: Amy Lovewell  
2472 Beacon Groves Blvd  
Palm Harbor, FL 34683

REP/ADDRESS: None

PROPERTY ZONING: R-3, Single Family Residential

LAND USE DESIG: Residential Low

TYPE APPLICATION: Variance

CASE DESCRIPTION: An Administrative Adjustment to allow for an 8-foot tall fence along the  
eastern property line where 6-feet is the maximum height allowed in an R-3  
zone, for the property located at 2472 Beacon Groves Boulevard in Palm  
Harbor.

PARCEL ID NUMBER: 31/27/16/06021/000/0010

NOTICES SENT TO: Amy Lovewell, BCC & Surrounding Owners (See Attached List)

DISCLOSURE: N/A

**Reference #:BA20-00025**

**CHECKLIST AND WORKSHEET**  
**BOARD OF ADJUSTMENT AND APPEALS HEARING**  
**BA CASE NUMBER: BAA-20-25**

DRC MEETING: October 12, 2020 @ 9:00 AM-1<sup>st</sup> Floor, Housing & Community Development Department Conference Room

BOAA HEARING: November 4, 2020 @ 9:00 A.M. Magnolia Room, Florida Botanical Gardens

OWNER/ADDRESS: Pinellas County Land Assembly Trust-Oasis Acres  
Pinellas Housing Finance Authority Tre  
26750 US Highway 19 N, Ste 110  
Clearwater, FL 33761-3404

REP/ADDRESS: R. Donald Mastry, Trenam Law, Jacob Stowers, CHAF, Inc  
200 Central Ave, Suite 1600  
St. Petersburg, FL 33701

PROPERTY ZONING: RMH, Residential Mobile/Manufactured Home

LAND USE DESIG: Residential Urban

TYPE APPLICATION: Special Exception

CASE DESCRIPTION: A request for a Type-2 Use related to affordable housing development to allow for the redevelopment of a legally-established 36-unit mobile home park in an RMH zone with a similar nonconforming density of 32 units, for the property located at 3901 46th Avenue North in Lealman. The proposed development is also requesting additional affordable housing incentives such as a zero-lot line configuration along the periphery of the development, reduced parking requirements, limited landscaping, waiving sidewalk requirements, etc.

PARCEL ID NUMBER: 03/31/16/51012/025/0030

NOTICES SENT TO: Pinellas County Land Assembly Trust-Oasis Acres, R. Donald Mastry, Trenam Law, Jacob Stowers, CHAF, Inc, Bcc & Surrounding Owners (See Attached List)

DISCLOSURE: N/A

**Reference #:BA20-00026**

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT HEARING  
**BA CASE NUMBER: BAA-20-27**

DRC MEETING: October 12, 2020 @ 9:00 AM-1<sup>st</sup> Floor, Housing & Community Development  
Department Conference Room

BOAA HEARING: November 4, 2020 @ 9:00 A.M. Magnolia Room, Florida Botanical Gardens

OWNER/ADDRESS: Marilyn Ann Hourdas  
3418 Hillmoor Dr  
Palm Harbor, FL 34685-3106

REP/ADDRESS: Boyle's Aluminum and Screening  
5930 Dasher Ct.  
Port Richey, FL 34668

PROPERTY ZONING: RPD, Residential Planned Development

LAND USE DESIG: Residential Suburban

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the construction of a screened room enclosure having  
a 5-foot setback from the rear property line where 10 feet is required and a 4-  
foot setback from both side property lines where 7.5 feet is required in an  
RPD zone, for the property located at 3418 Hillmoor Drive in Palm Harbor.

PARCEL ID NUMBER: 26/27/16/11879/005/0060

NOTICES SENT TO: Marilyn Ann Hourdas, Boyle's Aluminum and Screening, BCC &  
Surrounding Owners (See Attached List)

DISCLOSURE: N/A

**Reference #:BA20-00028**