

RESOLUTION NO. 25-144

A RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 8.94 ACRES LOCATED AT 10636 GANDY BOULEVARD; PAGE 1018 OF THE ZONING ATLAS, AS BEING IN SECTION 17, TOWNSHIP 30, RANGE 17; FROM RMH, RESIDENTIAL MOBILE/MANUFACTURED HOME TO RM, MULTI-FAMILY RESIDENTIAL; UPON APPLICATION OF TWIN CITY MHC, LLC, ZON-25-02

WHEREAS, Twin City MHC, LLC, owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property from RMH, Residential Mobile/Manufactured Home to RM, Multi-Family Residential; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of ruled promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 16th day of December 2025, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Attached Exhibit "A"

is hereby changed from RMH, Residential Mobile/Manufactured Home to RM, Multi-Family Residential.

Commissioner Flowers offered the foregoing resolution and moved its adoption, which was seconded by Commissioner Nowicki upon the roll call the vote was:

Ayes: Scott, Eggers, Flowers, Latvala, Nowicki, Peters, and Scherer.

Nays: None.

Absent and not voting: None.

APPROVED AS TO FORM
By: Derrill McAtreer
Office of the County Attorney

Exhibit "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF THE WEST 183.14 FEET OF THE EAST 278.58 FEET OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS:

TRACT I:

FROM THE SE CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 96.44 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'32" WEST 183.14 FEET; THENCE RUN NORTH 00°02'32" EAST 1011.92 FEET; THENCE RUN NORTH 89°42'32" EAST 30 FEET; THENCE RUN SOUTH 00°02'32" WEST 225.92 FEET; THENCE RUN NORTH 86 DEGREES 42'32" EAST 183.14 FEET; THENCE RUN SOUTH 00°02'32" WEST 786 FEET TO THE POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

LESS THAT PORTION DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 278.58 FEET; THENCE RUN NORTH 00°02'32" EAST 660 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'32" EAST 351.92 FEET THENCE NORTH 89°42'32" EAST 30 FEET; THENCE SOUTH 00°02'32" WEST 351.92 FEET; THENCE SOUTH 89°42'32" WEST 30 FEET TO A POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

TRACT II:

FROM THE SE CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 278.58 FEET THENCE RUN NORTH 00°02'32" EAST 660 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'32" EAST 351.92 FEET; THENCE NORTH 89°42'32" EAST 30 FEET THENCE SOUTH 00°02'32" WEST 351.92 FEET; THENCE SOUTH 89°42'32" WEST 30 FEET TO A POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

PARCEL 2:

THE EAST 96.44 FEET OF THAT PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST LYING SOUTH OF THE TAMPA AND ST. PETERSBURG RAILROAD CO. RIGHT-OF-WAY.

LESS THAT PART DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF THE SW 1/4 OF SAID SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN NORTH 00°02'32" EAST ALONG THE NORTH/SOUTH CENTER LINE OF SAID SECTION 17, 854.75 FEET TO A POINT OF BEGINNING; RUN THENCE NORTH 00°02'32" EAST 300 FEET TO THE SOUTHERLY LINE OF GANDY BOULEVARD, THENCE SOUTH 72°40'47" WEST ALONG THE SOUTHERLY LINE OF GANDY BOULEVARD 100 FEET; THENCE SOUTH 00°02'32" WEST 300 FEET; THENCE NORTH 72°40'47" EAST 100 FEET TO POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

PARCEL 3:

TRACT I:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 374.02 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°42'32" WEST 95.44 FEET THENCE RUN NORTH 00°02'32" EAST 739.98 FEET; THENCE NORTH 89°42'32" EAST 95.44 FEET; THENCE SOUTH 00°02'32" WEST 739.98 FEET TO POINT OF BEGINNING.

TRACT II:

FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 278.58 FEET TO POINT OF BEGINNING; THENCE RUN SOUTH 89°42'32" WEST 95.44 FEET; THENCE RUN NORTH 00°02'32" EAST 739.98 FEET TO POINT OF INTERSECTION WITH SOUTH LINE OF LANDS CONVEYED TO CHESTER B. WARRICK AND WIFE BY DEED FILED JANUARY 4, 1950, CLERK'S INSTRUMENT NO. 906547, THENCE RUN NORTH 89°42'32" EAST 95.44 FEET ALONG THE SOUTH BOUNDARY OF SAID WARRICK LAND; THENCE RUN SOUTH 00°02'32" WEST 739.98 FEET TO POINT OF BEGINNING.

AND

THAT PART OF THE WEST 183.14 FEET OF THE EAST 278.58 FEET OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, LYING SOUTH OF GANDY BOULEVARD DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST; RUN SOUTH 89°42'32" WEST 278.58 FEET; THENCE RUN NORTH 00°02'32" EAST 660 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'32" EAST 409.27 FEET; THENCE RUN NORTH 72°40'47" EAST 31.43 FEET; THENCE RUN SOUTH 00°02'32" WEST 418.46 FEET; THENCE RUN SOUTH 89°42'32" WEST 30 FEET TO POINT OF BEGINNING.

SRD#1-45.1, 145.2, 1456-R RIGHT OF WAY

LESS THAT PART OF:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST; RUN THENCE SOUTH 89°42'32" WEST 96.44 FEET TO A POINT OF BEGINNING. CONTINUE THENCE SOUTH 89°42'32" WEST 183.14 FEET; THENCE NORTH 00°02'32" EAST; 1069.27 FEET TO THE SOUTHERLY BOUNDARY OF SR 600, THENCE NORTHEASTERLY ALONG SAID BOUNDARY 31.43 FEET; THENCE RUN SOUTH 00°02'32" WEST 282.47 FEET; THENCE NORTH 89°42'32" EAST 153.14 FEET THENCE SOUTH 00°02'32" WEST 786 FEET TO THE POINT OF BEGINNING.

LYING WITH THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCE ON THE EAST BOUNDARY OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST AT A POINT 1273.68 FEET NORTH OF THE SE CORNER OF SAID SECTION 17, RUN THENCE SOUTH 72°29'28" WEST 282.05 FEET; THENCE SOUTH 00°18'32" EAST 119.34 FEET TO A POINT OF BEGINNING; RUN THENCE SOUTH 72 DEGREES 29'28" WEST 48.40 FEET; THENCE SOUTH 47°57'09" EAST 23.27 FEET; THENCE SOUTH 00°18'32" EAST 25.97 FEET; THENCE NORTH 89°41'28" EAST 60 FEET; THENCE NORTH 00°18'32" WEST 66.55 FEET; THENCE SOUTH 72°29'28" WEST 31.40 FEET TO THE POINT OF BEGINNING.

TRACT IV:

THE SOUTH 150 FEET OF THE FOLLOWING DESCRIBED TRACT:

FROM THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 17 EAST, RUN SOUTH 89°42'32" WEST 278.58 FEET TO A POINT; THENCE NORTH 00°02'32" EAST 739.98 FEET TO A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN NORTH 00°02'32" EAST 329.29 FEET TO THE SOUTHERLY BOUNDARY LINE OF GANDY BOULEVARD, THENCE SOUTH 72°40'47" WEST ALONG SOUTHERLY BOUNDARY LINE OF GANDY BOULEVARD A DISTANCE OF 100 FEET; THENCE SOUTH 00°02'32" WEST 300 FEET; THENCE NORTH 89°42'32" EAST 95.44 FEET TO THE POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET-FORTH IN THAT CERTAIN EASEMENT AGREEMENT BETWEEN SNUG HARBOR VILLAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND TWIN CITY OF TAMPA BAY LLC, RECORDED MARCH 19, 2007, IN OFFICIAL RECORDS BOOK 15601, PAGE 2373, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1065086-3-CH2 BEARING AN EFFECTIVE DATE OF SEPTEMBER 13, 2021 @ 7:30 a.m.