

RESOLUTION NO. 25-35

A RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 3.2 ACRES LOCATED AT 2281 KERSEY ROAD AND 1736 WINCHESTER ROAD IN UNINCORPORATED LARGO; PAGE 703 OF THE ZONING ATLAS, AS BEING IN SECTION 30, TOWNSHIP 29, RANGE 16; FROM R-R, RURAL RESIDENTIAL AND R-3-CO, SINGLE FAMILY RESIDENTIAL-CONDITIONAL OVERLAY TO R-3-CO, SINGLE FAMILY RESIDENTIAL-CONDITIONAL OVERLAY WITH THE CONDITIONAL OVERLAY BEING MODIFIED WITH THE FOLLOWING: ADDITION OF PARCEL 30-29-16-70326-200-2102, INCREASE THE MAXIMUM NUMBER OF LOTS FROM SEVEN TO ELEVEN, REDUCTION OF THE MINIMUM LOT WIDTH TO 70 FEET AS A CONDITION OF APPROVAL, REMOVE THE MINIMUM 9,500 SQUARE FOOT LOT SIZE CONDITION, MINIMUM 25-FOOT SETBACK FROM THE EAST PROPERTY LINE, MINIMUM 15-FOOT REAR SETBACK FROM THE SOUTH PROPERTY LINE, MINIMUM 11-FOOT SIDE SETBACK FROM THE SOUTH PROPERTY LINE AND MINIMUM 10-FOOT LANDSCAPE BUFFER ON THE EAST PROPERTY LINE ALONG THE REAR OF THE THREE ADJACENT RESIDENTIAL LOTS; UPON APPLICATION OF DUSHYANT GULATI, ZON-24-05

WHEREAS, Dushyant Gulati, owner of the property hereinafter described, have petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property from R-R, Rural Residential and R-3-CO, Single Family Residential-Conditional Overlay to R-3-CO, Single Family Residential-Conditional Overlay with the Conditional Overlay being modified with the following: Addition of parcel 30-29-16-70326-200-2102, Increase the maximum number of residential lots from seven to eleven, Reduction of the minimum 80-foot lot width condition to a 70-foot lot width condition, Remove the minimum 9,500 square foot lot size condition, Minimum 25-foot setback from the east property line, Minimum 15-foot rear setback from the south property line, Minimum 11-foot side setback from the south property line, and Minimum 10-foot landscape buffer on the east property line along the rear of the three adjacent residential lots; 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 rules 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 22nd day of April 2025, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Attached Exhibit "A"

be, and the same is hereby changed from R-R, Rural Residential and R-3-CO, Single Family Residential-Conditional Overlay to R-3-CO, Single Family Residential-Conditional Overlay, subject to an amendment to the Pinellas County Future Land Use Map from Residential Suburban to Residential Low, Case Number FLU-24-03.

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

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

Nays: Latvala.

Absent and not voting: None.

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

EXHIBIT A

1736 WINCHESTER ROAD

PINELLAS GROVES NW 1/4, SEC 30-29-16 PART OF LOT 21 DESC FROM NE COR OF SW 1/4 OF NW 1/4 TH S 356.72FT TH N89DW 15FT FOR POB TH S 317FT(S) TH W 290FT(S) TO SW COR OF LOT 21 TH N 337 FT(S) TH E 143FT(S) TH S 20FT TH S89DE 144.74FT TO POB

2281 KERSEY ROAD

PINELLAS GROVES NW 1/4, SEC 30-29-16 W 1/2 OF N 1/2 OF LOT 21 LESS RD R/W ON N