

RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 2.79 ACRES LOCATED AT 13000 PARK BOULEVARD IN UNINCORPORATED SEMINOLE; PAGE 282 OF THE ZONING ATLAS, AS BEING IN SECTION 29, TOWNSHIP 30, RANGE 15; FROM R-E, RESIDENTIAL ESTATE TO RM-CO, MULTI-FAMILY RESIDENTIAL – CONDITIONAL OVERLAY WITH THE CONDITIONAL OVERLAY LIMITING THE NUMBER OF RESIDENTIAL DWELLING UNITS TO A MAXIMUM OF 20 THAT WILL INCLUDE A COMBINATION OF ONE AND TWO BEDROOM UNITS IN SINGLE STORY DUPLEX OR TRIPLEX RESIDENTIAL STRUCTURES, TO BE OCCUPIED AS INDEPENDENT HOUSING FOR A MAXIMUM OF 28 PERSONS WITH DEVELOPMENTAL DISABILITIES, AS DEFINED BY FLORIDA STATUTE SECTION 393.063(1), TO INCLUDE PERMANENT SUPPORTIVE HOUSING SERVICES, PROVIDED, HOWEVER, THAT NO SUCH PERMANENT SUPPORTIVE SERVICES SHALL BE PROVIDED TO PERSONS WHO ARE NOT OCCUPANTS OF THE DEVELOPMENT. A CLUBHOUSE AND OTHER ASSOCIATED AMENITIES WILL BE INCLUDED. THE MINIMUM PROPERTY LINE SETBACKS FOR NEW STRUCTURES WILL BE 25 FEET FRONT, 15 FEET SIDES, AND 120 FEET REAR. THE EXISTING TWO-STORY STRUCTURE IS ALLOWED TO REMAIN; UPON APPLICATION OF COMMUNITY ASSISTED & SUPPORTED LIVING, INC. THROUGH KATIE COLE, ESQ AND ANGELA RAUBER, ESQ, HILL WARD HENDERSON, P.A., REPRESENTATIVES, ZON-22-05

WHEREAS, Community Assisted & Supported Living, Inc., 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 R-E, Residential Estate to RM-CO, Multi-family Residential – Conditional Overlay with the Conditional Overlay limiting the number of residential dwelling units to a maximum of 20 that will include a combination of one and two bedroom units in single story duplex or triplex residential structures, to be occupied as independent housing for a maximum of 28 Persons with Developmental Disabilities, as defined by Florida Statute Section 393.063(1), to include permanent supportive housing services, provided, however, that no such permanent supportive services shall be provided to persons who are not occupants of the development. A clubhouse and other associated amenities will be included. The minimum

property line setbacks for new structures will be 25 feet front, 15 feet sides, and 120 feet rear. The existing two-story structure is allowed to remain; 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 should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 31st day of January 2023, 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-E, Residential Estate to RM-CO, Multi-family Residential – Conditional Overlay with the Conditional Overlay limiting the number of residential dwelling units to a maximum of 20 that will include a combination of one and two bedroom units in single story duplex or triplex residential structures, to be occupied as independent housing for a maximum of 28 Persons with Developmental Disabilities, as defined by Florida Statute Section 393.063(1), to include permanent supportive housing services, provided, however, that no such permanent supportive services shall be provided to persons who are not occupants of the development. A clubhouse and other associated amenities will be included. The minimum property

line setbacks for new structures will be 25 feet front, 15 feet sides, and 120 feet rear. The existing two-story structure is allowed to remain, Case Number ZON-22-05.

If any section, sentence, clause, or other provision of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Resolution.

This Resolution shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

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

Ayes:

Nays:

Absent and not voting:

Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1: Lot 7, PINELLAS GROVES, INC., as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, LESS the West 135.00 feet and also LESS that part lying within 200.00 feet of the East-West centerline of Section 29, Township 30 South, Range 15 East, Pinellas County, Florida, TOGETHER WITH a 20.00 feet ingress/egress easement over a portion of Lot 7, PINELLAS GROVES, INC., in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, described as follows: From the center of said Section 29, run South 89°00'41" East, 611.05 feet along the East/West centerline of Section 29; thence South 00°59'19" West, 50.00 feet to the South right-of-way line of 78th North (S.R. 694) and the Point of Beginning; thence South 89°00'41", East 20.05 feet along said right-of-way line; thence South 03°02'22" East, 150.37 feet; thence North 89°00'41" West, 20.05 feet; thence North 03°02'22" West, 150.37 feet to the Point of Beginning;

AKA

PARCEL 1: Lot 7, in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, PINELLAS GROVES, INC., as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, LESS the West 135.00 feet and also LESS that part lying within 200.00 feet of the East-West centerline of Section 29, Township 30 South, Range 15 East, Pinellas County, Florida, TOGETHER WITH a 20.00 feet ingress/egress easement over a portion of Lot 7, PINELLAS GROVES, INC., in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, described as follows: From the center of said Section 29, run South 89°00'41" East, 611.05 feet along the East/West centerline of Section 29; thence South 00°59'19" West, 50.00 feet to the South right-of-way line of 78th Avenue North (S.R. 694) and the Point of Beginning; thence South 89°00'41" East, 20.05 feet along said right-of-way line; thence South 03°02'22" East, 150.37 feet; thence North 89°00'41" West, 20.05 feet; thence North 03°02'22" West, 150.37 feet to the Point of Beginning.

AND

PARCEL 2: Lot 7, in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, according to the Plat of PINELLAS GROVES, INC., as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, LESS AND EXCEPT the West 135 feet thereof and the North 50 feet thereof and also all that party lying South of a line 200 feet South of the centerline of said Section 29, subject to an easement for ingress and egress as described in Deed recorded in O.R. Book 6218, Page 160, of the Public Records of Pinellas County, Florida and Easement Agreement recorded in O.R. Book 6128, Page 172, of the Public Records of Pinellas County, Florida.

Parcel ID Numbers: 29-30-15-70794-400-0701 and
29-30-15-70794-400-0703