

RESOLUTION NO. _____

RESOLUTION IMPACTING 2.7 ACRES LOCATED APPROXIMATELY 380 FEET WEST OF US HIGHWAY 19 N AND 495 FEET SOUTH OF CENTRAL AVENUE (A PORTION OF PARCEL 30-29-16-55044-000-0024); PAGE 704 OF THE ZONING ATLAS, AS BEING IN SECTION 30, TOWNSHIP 29, RANGE 16; CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.2 ACRES FROM C-2, GENERAL RETAIL COMMERCIAL AND LIMITED SERVICES TO R-1, SINGLE FAMILY RESIDENTIAL (WEST 1.2 ACRES) AND A DEVELOPMENT AGREEMENT LIMITING THE WESTERN 1.2 ACRES TO A SINGLE FAMILY HOMES LIMITED TO THE HEIGHT AND INTENSITY PERMITTED BY THE APPLICABLE ZONING AND LAND USE DESIGNATIONS, LIMITING THE EASTERN 1.5 ACRES TO THE INDOOR, OUTDOOR, AND/OR COVERED STORAGE OF AUTOMOBILES, RECREATIONAL VEHICLES AND/OR BOATS LIMITED TO A MAXIMUM FAR OF 0.35 AND A MAXIMUM HEIGHT OF 35 FEET, ESTABLISHING ENHANCED BUFFERING ON THE WESTERN AND SOUTHERN PROPERTY LINES, AND REQUIRING SHIELDED/DIRECTIONAL LIGHTING; UPON APPLICATION OF BERATI 2, LLC, THROUGH RONALD MORGAN, REPRESENTATIVE, Z/LU-17-07-18

WHEREAS, Berati 2, 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 hereinafter described from C-2, General Retail Commercial & Limited Services to R-1, Single Family Residential (West 1.2 acres) and a Development Agreement limiting the western 1.2 acres to single family homes limited to the height and intensity permitted by the applicable zoning and land use designations, limiting the eastern 1.5 acres to the indoor, outdoor, and/or covered storage of automobiles, recreational vehicles and /or boats limited to a maximum FAR of 0.35 and a maximum height of 35 feet, establishing enhanced buffering on the western and southern property lines, and requiring shielded/directional lighting; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification with a development agreement 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 portion of the property should be changed and the development agreement should be approved.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 21st day of August 2018 that the zone classification of the a portion of the following described real property in Pinellas County, Florida, to wit:

MAPLE LEAF FARMS SUB S 150 FT OF LOT 2

be, and the same is hereby changed from C-2, General Retail Commercial & Limited Services to R-1, Single Family Residential (West 1.2 acres) and the Development Agreement is approved limiting the western 1.2 acres to single family homes limited to the height and intensity permitted by the applicable zoning and land use designations, limiting the eastern 1.5 acres to the indoor, outdoor, and/or covered storage of automobiles, recreational vehicles and/or boats limited to a maximum FAR of 0.35 and a maximum height of 35 feet, establishing enhanced buffering on the western and southern property lines, and requiring shielded/directional lighting, subject to an amendment to the Pinellas County Future Land Use Map from Residential Low Medium to Commercial General (East 1.5 acres), Z/LU-17-07-18.

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:

APPROVED AS TO FORM

By: 

Office of the County Attorney