

RESOLUTION NO. 17-25

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 0.5 ACRE LOCATED 185 FEET EAST OF THE SOUTHEAST CORNER OF THE WALSHINGHAM ROAD AND 131ST STREET NORTH INTERSECTION IN THE UNINCORPORATED AREA OF LARGO (A PORTION OF PARCEL 17/30/15/70632/100/0802); PAGE 253 OF THE ZONING ATLAS, AS BEING IN SECTION 17, TOWNSHIP 30, RANGE 15; FROM C-1, NEIGHBORHOOD COMMERCIAL TO C-2, GENERAL RETAIL COMMERCIAL & LIMITED SERVICES; UPON APPLICATION OF COUNTRY DAY WORLD SCHOOL, LLC THROUGH V. DEREK OBERSCHALL, CSC PROPERTIES, LLC, REPRESENTATIVE, Z-4-3-17

WHEREAS, Country Day World School, 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-1, Neighborhood Commercial to C-2, General Retail Commercial & Limited Services; 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 25<sup>th</sup> day of April 2017, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Exhibit "A"

be, and the same is hereby changed from C-1, Neighborhood Commercial to C-2, General Retail Commercial & Limited Services, Z-4-3-17.

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

Ayes: Long, Welch, Eggers, Gerard, and Seel.

Nays: None.

Absent and not voting: Justice and Morrone.

APPROVED AS TO FORM

By:   
Office of the County Attorney

## EXHIBIT A

A portion of Lots 7 and 8 in Northeast 1/4 of Section 17, Township 30 South, Range 15 East, PINELLAS GROVES as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being described as follows:

From the Northwest corner of the Northeast 1/4 of Section 17, Township 30 South, Range 15 East, as a Point of Reference: thence along the West line of the Northeast 1/4 of said Section 17, South 00°20'35" West, 272.01 feet to a Point on the South line of the South 272.00 feet of the West 225.00 feet of the Northeast 1/4 of said Section 17; thence along said South line, South 89°08'24" East, 40.00 feet to the Point of Beginning; thence continue along said South line, South 89°08'24" East, 185.01 feet to the East line of the South 272.00 feet of the West 225.00 feet of the Northeast 1/4 of said Section 17; thence along said East line, North 00°20'35" East, 200.01 feet to a Point on the South Right of Way of Walsingham Road, said South right of way being described as SRD #137.1 in Final Judgment as recorded in Official Records Book 1918, Pages 697 through 710, Public Records of Pinellas County, Florida, said South right of way line being 72.00 feet South of and parallel with the North line of the Northeast 1/4 of said Section 17; thence along said South Right of Way, South 89°08'24" East, 109.68 feet to a Point on the West line of Lot 7 of said Plat of Pinellas Groves; thence along said West line, South 00°18'45" West, 199.99 feet to a Point on the North line of the South 394.33 feet of said Lot 7; thence along said North line, South 89°06'08" East, 80.00 feet to a Point on the East line of the West 80.00 feet of said Lot 7; thence along said East line, South 00°18'45" West, 49.96 feet to a Point on the South line of the North 321.99 feet of the Northeast 1/4 of said Section 17; thence along said South line, South 89°08'24" East, 149.81 feet to a point on the West line of the East 105.00 feet of said Lot 7; thence along said West line South 00°16'55" West, 344.49 feet to the South line of said Lot 7; thence along the South line of said Lots 7 and 8, North 89°06'08" West, 525.00 feet to a Point being 40.00 feet East of the West line of the Northeast 1/4 of said Section 17; thence along a line being 40.00 feet East of and parallel with the West line of the Northeast 1/4 of said Section 17, North 00°20'35" East, 394.13 feet to the Point of Beginning.

Less and except the following:

A portion of Lot 7, of Pinellas Groves Subdivision, according to the Plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Lot 7, of Pinellas Groves Subdivision, thence run along the South line of said Lot 7 North 89°06'08" West, a distance of 105.00 feet; thence run North 00°16'55" East, a distance of 344.49 feet to the Point of Beginning of this description, said point also being on the South line of the North 321.99 feet of the Northeast 1/4 of Section 17, Township 30 South, Range 15 East; thence run North 89°08'24" West along the South line of said North 321.99 feet of the Northeast 1/4 of Section 17, a distance of 149.81 feet; thence run South 00°16'55" West along the East line of the West 80.00 feet of said Lot 7, a distance of 1.00 foot; thence run South 89°08'24" East, a distance of 149.81 feet; thence run North 00°16'55" East, a distance of 1.00 foot to the Point of Beginning.