

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 3.7 ACRES LOCATED AT 29703 US HIGHWAY 19 NORTH IN UNINCORPORATED CLEARWATER; PAGE 608 OF THE ZONING ATLAS, AS BEING IN SECTION 18, TOWNSHIP 28, RANGE 16; FROM RMH, RESIDENTIAL MOBILE/MANUFACTURED HOME AND CP, COMMERCIAL PARKWAY TO CP-CO, COMMERCIAL PARKWAY-CONDITIONAL OVERLAY WITH THE CONDITIONAL OVERLAY LIMITING THE USES TO MOTOR VEHICLE SALES, RECREATIONAL VEHICLE/BOAT SALES, AND VEHICLE STORAGE, MAINTENANCE, AND REPAIR, REQUIRING INCREASED LANDSCAPE BUFFERING ADJACENT TO ALL RESIDENTIAL ZONED PROPERTY, REQUIRING A MINIMUM 20 FOOT BUILDING SETBACK FROM RESIDENTIAL ZONED PROPERTY, LIMITING MAXIMUM BUILDING HEIGHT TO 45 FEET, AND PROHIBITING INVENTORY PARKING WITHIN 30 FEET OF THE EASTERNMOST PROPERTY LINE; UPON APPLICATION OF TEAM SAVAGE, INC. AND G4 LANDWERKS, ZON-23-07

WHEREAS, Team Savage, Inc. and G4 Landwerks, owners 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 RMH, Residential Mobile/Manufactured Home and CP, Commercial Parkway to CP-CO, Commercial Parkway-Conditional Overlay with the Conditional Overlay limiting the uses to motor vehicle sales, recreational vehicle/boat sales, and vehicle storage, maintenance and repair, requiring a minimum eight-foot wide landscape buffer containing an eight-foot tall opaque fence, a canopy tree every 25-feet and continuous hedge adjacent to all residential zoned property, requiring a minimum 20-foot building setback from all residential zoned property, limiting the maximum building height to 45 feet, and prohibiting recreational vehicle/boat inventory parking within 30 feet of the easternmost property line; 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 26th day of March 2024, 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 RMH, Residential Mobile/Manufactured Home and CP, Commercial Parkway to CP-CO, Commercial Parkway-Conditional Overlay, subject to an amendment to the Pinellas County Future Land Use Map from Residential Low & Preservation to Residential/Office/Retail, Case Number FLU-23-06.

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 SUPPLIED:

LOT 1 BLOCK U, CURLEW CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51 PAGE 19 PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

ALSO

THE EAST 210 FEET OF THE WEST 310 FEET OF THE NORTH 165 FEET OF THE SOUTH 330 FEET OF THE SOUTHEAST ONE-QUARTER OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA.

ALSO EAST 80 FEET OF WEST 390 FEET OF NORTH 165 FEET OF THE SOUTH 330 FEET OF THE SOUTHEAST 1/4 OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA.

ALSO THE EAST 80 FEET OF THE WEST 550 FEET OF THE NORTH 165 FEET OF THE SOUTH 330 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA.

ALSO

EAST 80 FEET OF WEST 470 FEET OF NORTH 165 FEET OF SOUTH 330 FEET OF THE SOUTHEAST QUARTER OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST THE SOUTH 15 FEET OF THE DESCRIBED PROPERTY IS SUBJECT TO AN EASEMENT FOR ROAD PURPOSES.

ALSO

THE EAST 70 FEET OF THE WEST 310 FEET OF THE SOUTH 165 FEET OF THE SOUTHEAST 1/4 OF SECTION 18 TOWNSHIP 28 SOUTH RANGE 16 EAST PINELLAS COUNTY FLORIDA TOGETHER WITH A 1970 "VNDLA" MOBILE HOME VIN # 263TECDR9064.