

RESOLUTION NO. 17-34

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.75 ACRES LOCATED AT 10476 131ST STREET NORTH IN THE UNINCORPORATED AREA OF SEMINOLE; PAGE 254 OF THE ZONING ATLAS, AS BEING IN SECTION 17, TOWNSHIP 30, RANGE 15; FROM A-E, AGRICULTURAL ESTATE RESIDENTIAL TO IL-CO, INSTITUTIONAL LIMITED-CONDITIONAL OVERLAY WITH A CONDITIONAL OVERLAY LIMITING THE USE OF THE PROPERTY TO AN ASSISTED LIVING FACILITY AND A VARIANCE TO ALLOW FOR THE EXPANSION OF THE EXISTING ASSISTED LIVING FACILITY TO WITHIN A MINIMUM DISTANCE OF 635 FEET FROM ANOTHER ASSISTED LIVING FACILITY, WHERE 1,000 FEET OF SEPARATION IS REQUIRED; UPON APPLICATION OF HEATHER HAVEN III, INC. THROUGH TODD PRESSMAN, PRESSMAN & ASSOCIATES, INC., REPRESENTATIVE.

WHEREAS, Heather Haven III, 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 hereinafter described from A-E, Agricultural Estate Residential to IL-CO, Institutional Limited-Conditional Overlay, with a Conditional Overlay limiting the use to an assisted living facility and a variance to allow for the expansion of the existing assisted living facility to within approximately 635 feet of another assisted living facility, where 1,000 feet of separation is required; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification and a variance 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 and the variance granted with conditions.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 20th day of June 2017, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

PINELLAS GROVES SE ¼, SEC 17-30-15 S 255.81 FT OF W 298 FT (S) OF LOT 17
be, and the same is hereby changed from A-E, Agricultural Estate Residential to IL-CO, Institutional Limited-Conditional Overlay with a Conditional Overlay limiting the use to an assisted living facility and a variance to allow for the expansion of the existing assisted living facility to within approximately 635 feet of another assisted living facility, where 1,000 feet of separation is required, and is the variance is hereby granted in case Z/LU-08-05-17, with the following conditions:

1. Full site plan review.
2. The applicant shall obtain all required permits and pay all applicable fees.

The zoning amendment and the variance are granted subject to an amendment to the Pinellas County Future Land Use Map from Residential Suburban to Institutional.


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

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

Nays: None.

Absent and not voting: None.

APPROVED AS TO FORM

By: 
Office of the County Attorney