

RESOLUTION NO. 18-58

RESOLUTION DENYING THE APPLICATION FOR AMENDING THE ZONING AND LAND USE CLASSIFICATION OF APPROXIMATELY 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) WITH A DEVELOPMENT AGREEMENT LIMITING THE WESTERN 1.2 ACRES TO A MAXIMUM OF TWO 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; PAGE 704 OF THE ZONING ATLAS, AND BEING IN SECTION 30, TOWNSHIP 29, RANGE 16; FROM C-2, GENERAL RETAIL COMMERCIAL AND LIMITED SERVICES TO R-1, SINGLE FAMILY RESIDENTIAL (WEST 1.2 ACRES) AND A LAND USE CHANGE FROM RESIDENTIAL LOW MEDIUM TO COMMERCIAL GENERAL (EAST 1.5 ACRES); 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 from C-2, General Retail Commercial & Limited Services to R-1, Single Family Residential (West 1.2 acres), and the land use designation of the Future Land Use Map of the Land Use Element of the Pinellas County Comprehensive Land Use Plan from Residential Low Medium to Commercial General (East 1.5 acres) on land described as MAPLE LEAF FARMS SUB S 150 FT OF LOT 2, with 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 land use and zone classifications, and the approval of the accompanying 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 time 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 zoning and land use classifications of the subject property described as MAPLE LEAF FARMS SUB S 150 FT OF LOT 2, should not be changed, and that the development agreement should be denied.

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 zoning and land use classifications of the property described as MAPLE LEAF FARMS SUB S 150 FT OF LOT 2 are not changed, the development agreement for the property described is denied, and that application Z/LU-17-07-18 in its totality is hereby denied.

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

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

Nays: None.

Absent and not voting: None.

By: 

Office of the County Attorney