

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

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 2.25 ACRES LOCATED AT 1961 EAST LAKE ROAD IN EAST LAKE TARPON; PAGE 580 OF THE ZONING ATLAS, AS BEING IN SECTION 04, TOWNSHIP 28, RANGE 16; FROM RPD-W, RESIDENTIAL PLANNED DEVELOPMENT-WELLHEAD PROTECTION OVERLAY TO LO-W, LIMITED OFFICE-WELLHEAD PROTECTION OVERLAY; UPON APPLICATION OF PALM HARBOR MONTESSORI SCHOOL, INC. THROUGH TODD PRESSMAN, PRESSMAN & ASSOCIATES, INC., REPRESENTATIVE, ZON-21-07

WHEREAS, Palm Harbor Montessori School, 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 from RPD-W, Residential Planned Development-Wellhead Protection Overlay to LO-W, Limited Office-Wellhead Protection Overlay; 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 January 2022, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

Legal Description – Exhibit "A"

be, and the same is hereby changed from RPD-W, Residential Planned Development-Wellhead Protection Overlay to LO-W, Limited Office-Wellhead Protection Overlay, subject to an amendment to the Pinellas County Future Land Use Map from Residential Low to Residential/Office Limited, Case No. ZON-21-07.

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: David S. Sadowsky  
Office of the County Attorney

## Exhibit "A"

### DESCRIPTION:

Parcel as described in O.R. Book 8397, Page 1118

The West 440 feet of the South 198 feet of the following described property, subject to a perpetual easement of access and egress of the North 30 feet thereof:

Begin at the center of the East line of Section 4, run West 660 feet more or less for a Point Of Beginning; thence South 384.6 feet; thence West to the East line of East Lake Road; thence Northerly along the East line of said road to the center of Brooker Creek; thence meander South line of Creek to a point 660 more or less, West of the East line of said Section 4, Township 28 South, Range 16 East; thence South to the Point Of Beginning, less road right-of-way, all being in Section 4, Township 28 South, Range 16 East, Pinellas County, Florida.

### BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the East 1/4 corner of said Section 4; thence along the Easterly boundary of said Section 503°16'52"E, 484.68 feet; thence departing said Easterly line N89°05'42"W, 1223.90 feet to a point; thence N00°54'18"E, 99.64 feet; thence N89°05'42"W, 125.00 feet to the Point Of Beginning; thence continue N89°05'42"W, 388.96 feet to a point on East Lake Road; thence N10°57'44"E, along said right-of-way line, 120.78 feet, to a point of intersection with a curve; thence Northerly along the arc of said curve to the right, 81.17 feet, said curve having a radius of 3719.72 feet, and a chord which bears N13°01'21"E, 81.17 feet; thence departing said Easterly right-of-way line, S89°05'42"E, 336.15 feet; thence S03°21'18"W, 198.60 feet, to the Point Of Beginning.