

RESOLUTION NO. _____

RESOLUTION TO APPROVE AN ESTABLISHMENT OF A DEVELOPMENT MASTER PLAN (DMP) FOR A RESIDENTIAL PLANNED DEVELOPMENT (RPD) ZONED PROPERTY CONTAINING APPROXIMATELY 4.05 ACRES LOCATED AT 2625 CR-95 IN PALM HARBOR; PAGE 586 OF THE ZONING ATLAS, AS BEING IN SECTION 07, TOWNSHIP 28, RANGE 16; UPON APPLICATION OF SYNCHRONOUS MEDIA GROUP, INC. THROUGH REED HAYDON, HAYDON DEVELOPMENT GROUP, LLC, REPRESENTATIVE, DMP-21-01

WHEREAS, Synchronous Media Group, Inc., owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to approve an establishment of a Development Master Plan (DMP), attached as Exhibit "A" for the real property hereinafter described; and

WHEREAS, legal notice of public hearing on such proposed establishment of a Development Master Plan 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 proposed Development Master Plan (DMP) of said property should be established.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 27th day of April 2021 that the Development Master Plan (DMP), attached as Exhibit "A", for the following described real property in Pinellas County, Florida, to wit:

The East 420 feet of the West 920 feet of the South 453 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 7, Township 28 South, Range 16 East, Pinellas County, Florida, LESS the South 33 feet thereof for right-of-way of County Road 95, Pinellas County, Florida

be approved.

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"

WEDGE WOOD OF PALM HARBOR
Plan and Not to Scale

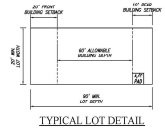
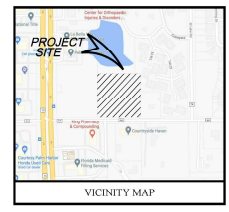
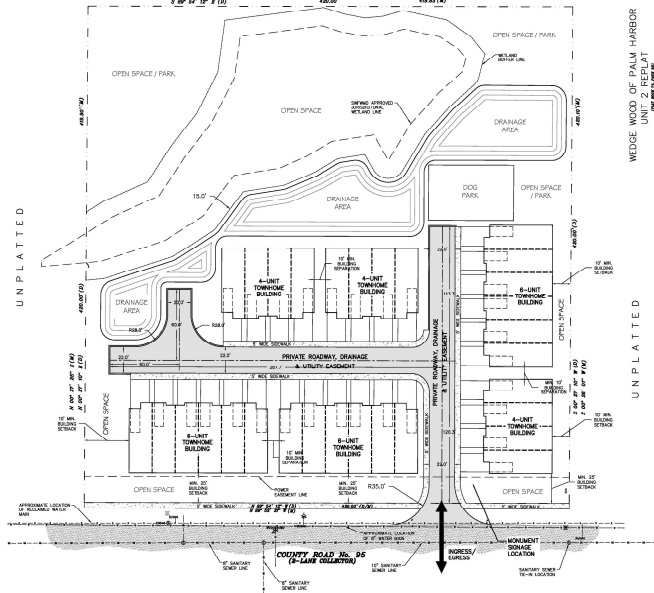
SECTION 1, TOWNSHIP 28N, RANGE 18E
 PALM BEACH COUNTY, FLORIDA

SITE DATA TABLE	
SITE ADDRESS:	2823 COUNTY ROAD 96 COWPATON, FL 33716
UNPLATTED NO. MAP:	01-201-10-00000-000-0000
SITE AREA:	4.05 ACRES (176,800 SF)
EXISTING USE:	Former Radio Station
ZONING:	Residential Planned Development
PERMITTED LAND USE:	Residential Medium Density
ALLOWABLE DENSITY:	7.5 Units / Acre
PROPOSED USE:	Single-Family Attached Subdivision
PROPOSED UNITS:	30 UNITS (15102/ACRES)
LAND USE BREAKDOWN	
DEVELOPED (24.0%)	
Garage =	24,000 SF/0.55 AC
Pavement =	14,800 SF/0.34 AC
Concrete & Asphalt =	11,200 SF/0.26 AC
TOTAL =	50,000 SF/1.15 AC
OPEN SPACE (46.0%)	
Site Park =	18,070 SF/0.41 AC
Walkways =	24,170 SF/0.56 AC
Dog Park =	3,320 SF/0.08 AC
TOTAL =	45,560 SF/1.05 AC
OFF-STREET PARKING: 3 Spots per Unit	
MAX. BUILDING HEIGHT:	20'
MIN. BUILDING SEPARATION:	10'
MIN. LOT WIDTH:	20'
MIN. LOT DEPTH:	20'
FRONT YARD SETBACKS	
Main	10'
East	10'
South	25'
LOT BUILDING SETBACKS	
Front	20'
Rear	10'
Side	N/A

- NOTES**
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PALM BEACH COUNTY PLANNING AND ZONING BOARD, THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, AND THE PALM BEACH COUNTY BOARD OF ALTERNATE DISPUTE RESOLUTION.
 - THE PRELIMINARY ENGINEERING, ARCHITECTURAL, AND LANDSCAPE ARCHITECTURE SHALL BE MADE IN THE CITY OF PALM BEACH, FLORIDA.
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LEGAL DESCRIPTION

THE PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/4 OF SECTION 28, TOWNSHIP 28N, RANGE 18E, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...



DMP-21-01_Received 01-22-21

APPROVED BY: [Signature]	DATE: [Date]	ACTIVITY: [Activity]	PREPARED BY: [Name]	DATE: [Date]	PROJECT: HAYDON DEVELOPMENT GROUP	TITLE: DEVELOPMENT MASTER PLAN
APPROVED BY: [Signature]	DATE: [Date]	ACTIVITY: [Activity]	PREPARED BY: [Name]	DATE: [Date]	PROJECT: THE WOODLANDS	TITLE: DEVELOPMENT MASTER PLAN