

RESOLUTION APPROVING THE FIRST AMENDMENT OF A PREVIOUSLY APPROVED DEVELOPMENT AGREEMENT TO EXTEND THE DURATION OF THE DEVELOPMENT AGREEMENT FOR AN ADDITIONAL FIVE-YEAR TERM, TO PROVIDE ADDITIONAL TIME FOR THE DEVELOPMENT OF UP TO 126 RESIDENTIAL UNITS HAVING A MAXIMUM INTENSITY AND HEIGHT AS REQUIRED BY THE PROPERTY'S ZONING AND LAND USE DESIGNATIONS, AND TO AMEND THE CONCEPT PLAN DEPICTED IN EXHIBIT C FOR A PROPERTY CONTAINING OF APPROXIMATELY 55.56 ACRES LOCATED ON THE WEST SIDE OF ALTERNATE US-19 AND APPROXIMATELY 515 FEET NORTH OF TERRACE ROAD IN UNINCORPORATED TARPON SPRINGS (STREET ADDRESS BEING 1800 S. PINELLAS AVENUE); PAGE 48 OF THE ZONING ATLAS, AS BEING IN SECTION 23 & 24, TOWNSHIP 27, RANGE 15; UPON APPLICATION OF CAPON CORPORATION & JOHN AND BONNIE MILLS, DA-18-07-18

WHEREAS, Capon Corporation & John and Bonnie Mills, Owners of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County for a First amendment of a previously approved Development Agreement to extend the duration of the Development Agreement for an additional five-year term, to provide additional time for the development of up to 126 residential units having a maximum intensity and height as required by the property's zoning and land use designations, and to amend the concept plan depicted in Exhibit C; and

WHEREAS, legal notice of public hearing on such proposed change of the 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 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 First Amendment to the Development Agreement should be approved.

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 First Amendment to a Development Agreement for the real property located on the west side of Alternate US-19 and approximately 515 feet

north of Terrance Road, Tarpon Springs, in Pinellas County, Florida, specifically described in Exhibit “A”, to extend the duration of the Development Agreement for an additional five-year term, to provide additional time for the development of up to 126 residential units having a maximum intensity and height as required by the property's zoning and land use designations, and to amend the concept plan depicted in Exhibit “C” of the Development Agreement, is approved.


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

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

Nays: None.

Absent and not voting: None.

APPROVED AS TO FORM

By: 

Office of the County Attorney

Exhibit "A"

DESCRIPTION:

(Per Official Records Book 5270, Page 1564)
Lot 12, and the North 1/2 of Lot 13, HILLCREST PARK, according to plat thereof, recorded in Plat Book 5, Page 68, public records of Pinellas County, Florida.

AND

(Per Official Records Book 5341, Page 1142)
S. 1/2 Lot 13, HILLCREST PARK, according to the map or plat thereof, as recorded in Plat Book 5, Page 68, public records of Pinellas County, Florida.

AND

(Per Official Records Book 17485, Page 708)
Tract 21 in Section 24, Township 27 South, Range 15 East of PROPERTY OF TAMPA AND TARPON SPRINGS LAND COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 116, public records of Hillsborough County, Florida, of which Pinellas County was formerly a part, LESS the North 15 feet thereof reserved for public road.

AND

(Per Official Records Book 13385, Page 691)
Tract One (1) in Northeast 1/4 of Section 23, Township 27 South, Range 15 East, according to the plat of the PROPERTY OF TAMPA & TARPON SPRINGS LAND CO., as recorded in Plat Book 1, Page 116, of the public records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

Tracts Twenty-Two (22) and Twenty-Three (23) in Northwest 1/4 of Section 24, Township 27 South, Range 15 East, according to the plat of the PROPERTY OF TAMPA & TARPON SPRINGS LAND CO., as recorded in Plat Book 1, Page 116, of the public records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

Lot Twenty-Four (24), also called Tract Twenty-Four (24) in Northwest 1/4 of Section 24, Township 27 South, Range 15 East, according to the plat of the PROPERTY OF TAMPA & TARPON SPRINGS LAND CO., as recorded in Plat Book 1, Page 116, of the public records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

DESCRIPTION: (East-West R/W)

That portion of right-of-way lying North of Lots 21, 22 and 23, in Section 24, Township 27 South, Range 15 East, AND that portion of right-of-way lying North of Lot 1 in Section 23, Township 27 South, Range 15 East, all of TAMPA & TARPON SPRINGS LAND COMPANY, as per the map or plat thereof, recorded in Plat Book H1, Page 116, of the public records of Pinellas County, Florida, and being more particularly described as follows:
For a POINT OF BEGINNING commence at the Northwest corner of said Section 24; thence along the North boundary of the Northwest 1/4 of said Section 24, S.89°40'54"E, a distance of 1,376.72 feet to the Northerly prolongation of the East boundary of aforementioned Lot 21, in said Section 24; thence along said Northerly prolongation, S.60°47'04"W, a distance of 15.00 feet to the Northeast corner of said Lot 21; thence along the North boundaries of said Lots 21, 22 and 23, and the Westerly prolongation thereof, in Section 24, and continuing along the North boundary of said Lot 1, and the Easterly prolongation thereof, in Section 23, N.89°40'54"W, a distance of 1,826.22 feet to the Northwest corner of said Lot 1; thence along the Northerly prolongation of said Lot 1, N.03°09'16"E, a distance of 15.02 feet to the North boundary of the Northeast 1/4 of said Section 23, S.89°40'54"E, a distance of 448.87 feet to the POINT OF BEGINNING.

DESCRIPTION: (North-South R/W)

That portion of right-of-way lying West of Lot 23, in Section 24, Township 27 South, Range 15 East, AND that portion of right-of-way lying East of Lot 1 in Section 23, Township 27 South, Range 15 East, all of TAMPA & TARZON SPRINGS LAND COMPANY, as per the map or plat thereof, recorded in Plat Book H1, Page 116, of the public records of Pinellas County, Florida, and being more particularly described as follows:

For a POINT OF BEGINNING commence at the Northwest corner of said Lot 23 in Section 24; thence along the West boundary of said Lot 23, S.03°36'49"W., a distance of 997.29 feet to the Southwest corner of said Lot 23; thence S.89°47'09"W., a distance of 30.07 feet to the Southeast corner of aforementioned Lot 1, in said Section 23; thence along the East boundary of said Lot 1, N.03°36'49"E., a distance of 997.57 feet to the Northeast corner of said Lot 1; thence S.89°40'54"E., a distance of 30.05 feet to the POINT OF BEGINNING.

Containing 55.56 acres, more or less.