

RESOLUTION NO. 20-7

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 2.0 ACRES LOCATED ON THE EAST SIDE OF MCMULLEN BOOTH ROAD, APPROXIMATELY 900 FEET NORTH OF CURLEW ROAD IN PALM HARBOR; PAGE 603 OF THE ZONING ATLAS, AS BEING IN SECTION 16, TOWNSHIP 28, RANGE 16; FROM R-A, RESIDENTIAL AGRICULTURE TO LI, LIMITED INSTITUTIONAL AND APPROVING THE DEVELOPMENT AGREEMENT LIMITING THE USE ON THE PROPERTY TO A 1-STORY MEDICAL OFFICE HAVING A MAXIMUM SIZE OF 18,000 SQUARE FEET AND REQUIRING ADDITIONAL DEVELOPMENT PARAMETERS INVOLVING SITE ACCESS, ROADWAY IMPROVEMENTS, BUFFERING, AND BUILDING DESIGN; UPON APPLICATION OF MCMULLEN BOOTH 2AC 3 2019 TRUST, MARTIN J. ROSATO, TRUSTEE THROUGH E. D. ARMSTRONG, HILL WARD HENDERSON & CYNTHIA TARAPANI, TARPANI PLANNING STRATEGIES, LLC, REPRESENTATIVES, Z/LU-15-09-19

WHEREAS, McMullen Booth 2AC 32019 Trust, Martin J. Rosato, Trustee, owner of the property has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property from R-A, Residential Agriculture to LI, Limited Institutional with a Development Agreement limiting the use on the property to a 1-story medical office having a maximum size of 18,000 square feet and requiring additional development parameters involving site access, roadway improvements, buffering, and building design; 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, and 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 28<sup>th</sup> day of January 2020, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Exhibit "A"

be, and the same is hereby changed from R-A, Residential Agriculture to LI, Limited Institutional, and the Development Agreement limiting the use on the property to a 1-story medical office having a maximum size of 18,000 square feet and requiring additional development parameters involving site access, roadway improvements, buffering, and building design is hereby approved, subject to an amendment to the Pinellas County Future Land Use Map from Recreation/Open Space to Institutional, in case no. Z/LU-15-09-19.

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

Ayes: Gerard, Eggers, Long, Peters, and Seel.

Nays: None.

Absent and not voting: Justice and Welch.

APPROVED AS TO FORM

By:   
Office of the County Attorney

EXHIBIT "A"

PART OF SW 1/4 OF NW 1/4 OF SEC 16-28-16 DESC FROM SE COR OF SD SW 1/4 OF NW 1/4 TH S89D27'57"E 227.03FT TH N00D32'03"E 59FT TH CUR RT RAD 87.50FT ARC 121.67FT CB N49D37'45"W 112.11FT TH CUR LT RAD 2291.83FT ARC 351.71FT CB N14D11'18"W 351.37FT TH N23D10'27"W 332.96FT FOR POB TH CONT N23D10'27"W 146.35FT TH N18D24'07"W 263.55FT TH N71D35'53"E 214.97FT TH S18D24'07"E 409.39FT TH S71D35'53"W 202.80FT TO POB CONT 2 AC