

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 2.5 ACRES LOCATED 680 FEET NORTH OF UNION STREET ON THE WEST SIDE OF MCMULLEN BOOTH ROAD IN THE UNINCORPORATED AREA OF CLEARWATER (STREET ADDRESSES BEING: 2159, 2167, AND 2175 MCMULLEN BOOTH ROAD) LOCATED IN SECTION 33, TOWNSHIP 28, RANGE 16; FROM RESIDENTIAL SUBURBAN TO INSTITUTIONAL

WHEREAS, the application for an amendment to the Future Land Use map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered; and

WHEREAS, this is a small scale development amendment, as defined by Section 163.3187(1), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 23rd day of February 2016 that;

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 2.5 acres located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater (street addresses being: 2159, 2167, and 2175 McMullen Booth Road). Referenced as Case Z/LU-34-12-15, and owned by Kamran & Dori Rouhani, Parviz Rouhani, A.E.C. 2159 LLC, and Emerald Garden Real Estate, from Residential Suburban to Institutional.

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Residential Low Medium to Public/Semi-Public to maintain consistency with the said Plan.

Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 2012-245, Laws of Florida.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, this amendment shall become effective upon 31 days following its adoption. If timely challenged, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small scale amendment is in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM

By: 

Office of the County Attorney