

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 0.19 ACRE LOCATED AT 4685 PARK STREET IN WEST LEALMAN; LOCATED IN SECTION 1, TOWNSHIP 31 SOUTH, RANGE 15 EAST; FROM RESIDENTIAL URBAN TO COMMERCIAL GENERAL; AND PROVIDING AN EFFECTIVE DATE

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 31<sup>st</sup> day of October, 2023, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 0.19 acre located at 4685 Park Street in west Lealman, referenced as Case FLU-23-05, and owned by 4685 Park Street, LLC, through Christopher Mitchell, Mitchell Construction Group, Representative, from Residential Urban to Commercial General. See Attachment "A" for the Legal Description.

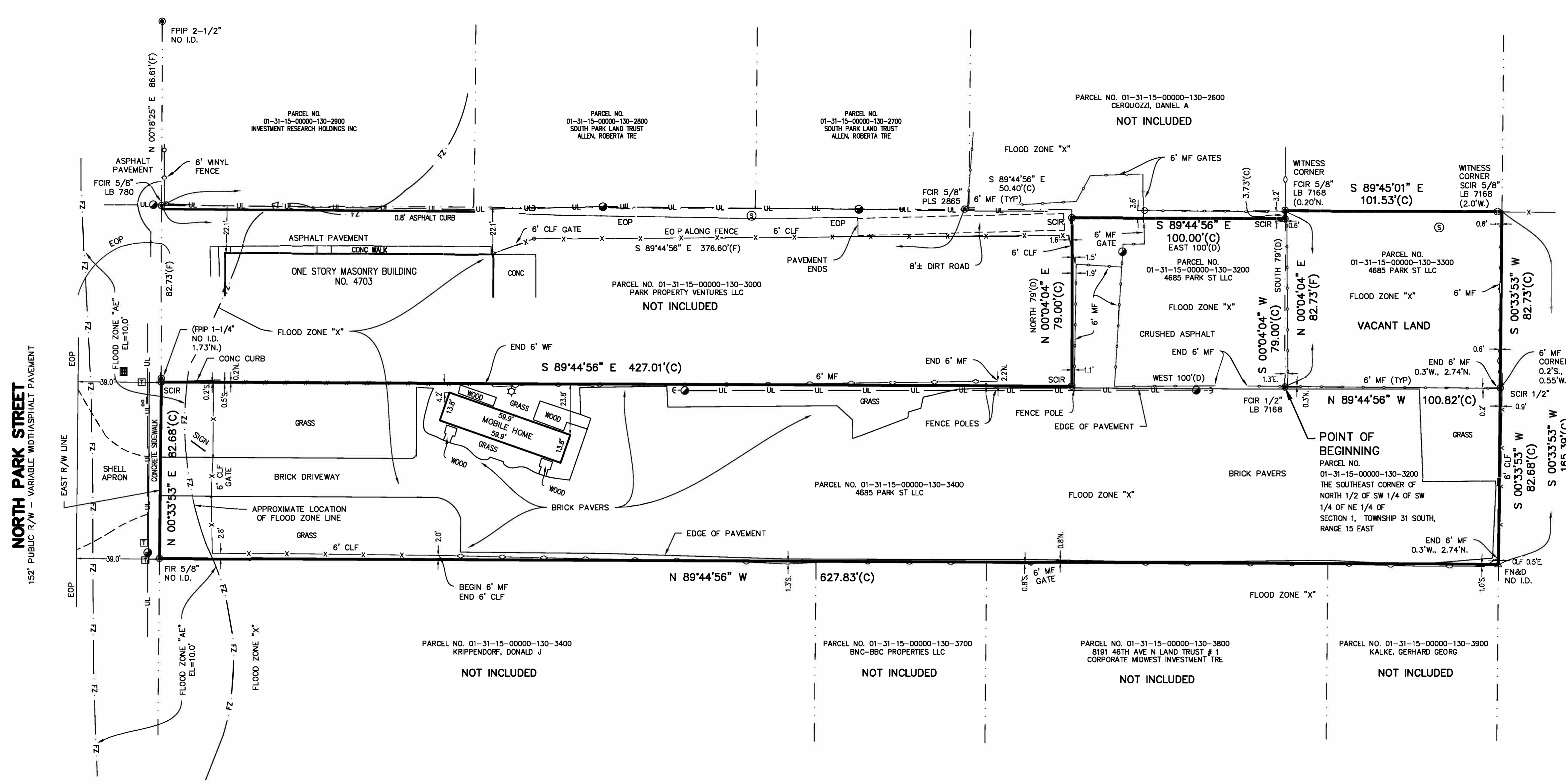
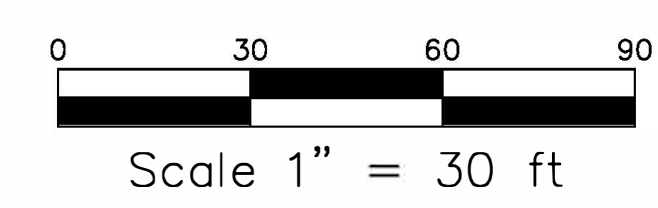
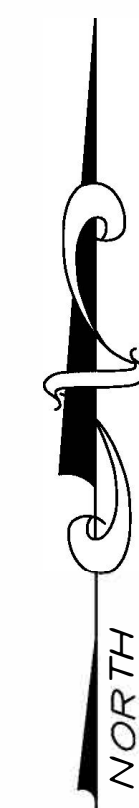
Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Residential Low Medium to Retail & Services to maintain consistency with said Plan.

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: Darrell McInnis  
Office of the County Attorney

## **ATTACHMENT “A”**



PARCEL NO. 01-31-15-00000-130-4000  
PINELLAS CNTY  
COMMUNITY HOUSING  
PROGRAM LAND TRUST  
BRIGHT COMMUNITY  
TRUST INC  
NOT INCLUDED

**LEGAL DESCRIPTION:**  
(PER O.R. 19447, PG. 751)

PARCEL NO. 01-31-15-00000-130-3300  
THE EAST 100 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**  
(PER O.R. 19447, PG. 751)

PARCEL NO. 01-31-15-00000-130-3200  
THAT PART OF NORTH 1/2 OF SOUTH 1/2 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

FROM A POINT OF BEGINNING AT A POINT 100 FEET WEST OF THE SOUTHEAST CORNER OF NORTH 1/2 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SAID SECTION 1, RUN THENCE WEST 100 FEET; THENCE NORTH 79 FEET; THENCE EAST 100 FEET; THENCE SOUTH 79 FEET TO THE POINT OF BEGINNING.

AND

**LEGAL DESCRIPTION:**  
(PER O.R. 19447, PG. 749)

PARCEL NO. 01-31-15-00000-130-3400  
SOUTH 1/2 OF NORTH 1/2 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

**CERTIFIED TO:**  
  
COX & SANCHEZ  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
4685 PARK ST LLC, FLORIDA LIMITED LIABILITY COMPANY  
CHRISTOPHER M MITCHELL

TYPE OF SURVEY  BOUNDARY  IMPROVEMENTS  FOUNDATION  FINAL  TOPOGRAPHIC  TREE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN FLORIDA AS SET FORTH IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE CHAPTER 472.027.  
  
01/16/2023  
  
JOHN W. STRACHAN  
PROFESSIONAL SURVEYOR AND MAPPER #6812  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ITS ELECTRONIC EQUIVALENT

**FOR INFORMATIONAL PURPOSES ONLY**  
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" AND "AE"; PER FIRM. PANEL NUMBER 12103C 0184H, LAST REVISED 08/24/2021. THE BASE FLOOD ELEVATION IS 10.0'. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL P.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.  
  
\* UNLESS SHOWN OR MADE NOTE HEREON, ALL PROPERTY CORNERS HAVE NO IDENTIFICATION.  
\* NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP HAVE BEEN FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.  
\* NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE HEREON.  
\* BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

**LEGEND**

AC	ADJUSTED	AD	ADJUSTED	AD	ADJUSTED
AS	ASBESTOS	AS	ASBESTOS	AS	ASBESTOS
...	...	...	...	...	...

**AMERICAN SURVEYING INC.**  
L.B. #7168  
4847 NORTH FLORIDA AVENUE  
TAMPA, FLORIDA 33608  
EMAIL: INFO@AMERICANSURVEYING.COM  
PH: (813)234-0103 FAX: (813)234-0108

SECTION 1 TOWNSHIP 31S RANGE 15E PINELLAS COUNTY, FLORIDA

BEARING BASIS: BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF PARK STREET, WHICH BEARS N 00°33'53" E (ASSUMED).

ADDRESS: 8100 PINE COURT AND XXX PARK STREET ST. PETERSBURG, FLORIDA

PROJECT NO.: 09001022-23 FIELD DATE: 07/01/22 CC: SP DWN-LCN APVD-LJWS

PROJECT NO.	DESCRIPTION	DATE	DWN.	APVD.

**LINETYPE LEGEND**

---	FZ	APPROXIMATE LOCATION OF FLOOD ZONE
---	UL	OVERHEAD UTILITY LINE
---	W	WOOD FENCE LINE
---	X	CHAINLINK FENCE LINE
---	○	METAL FENCE LINE