

ORDINANCE NO. 22-41

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 2.33 ACRES LOCATED AT 2231 BLANCHARD COURT IN UNINCORPORATED LARGO LOCATED IN SECTION 03, TOWNSHIP 30, RANGE 15; FROM RESIDENTIAL URBAN TO RESIDENTIAL LOW MEDIUM; 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 13th day of December 2022, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 2.33 acres located at 2231 Blanchard Court in unincorporated Largo, referenced as Case FLU-22-05, and owned by MJH Properties, Inc., from Residential Urban to Residential Low Medium. See Attachment "A" for Legal Description.

Section 2. This Ordinance shall be published in accordance with the requirements of law.

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) 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.

Attachment "A"

LEGAL DESCRIPTION SUPPLIED:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 3 TOWNSHIP 30 SOUTH RANGE 15 EAST PINELLAS COUNTY FLORIDA; THENCE RUN N00°08'58"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3 A DISTANCE OF 496.84'; THENCE N89°33'40"W A DISTANCE OF 748.51' FOR A POINT OF BEGINNING; THENCE N89°33'40"W A DISTANCE OF 91.49'; THENCE S00°08'58"W A DISTANCE OF 137.89'; THENCE N89°37'59"W A DISTANCE OF 80.00' ALONG THE NORTH RIGHT-OF-WAY LINE OF PINE STREET (23RD AVE SOUTHWEST); THENCE N00°08'58"E A DISTANCE OF 137.99'; THENCE N89°33'40"W A DISTANCE OF 413.39'; THENCE N00°16'29"E A DISTANCE OF 163.16'; THENCE S89°32'14"E A DISTANCE OF 584.52'; THENCE S00°08'58"W A DISTANCE OF 163.16', LESS THAT PORTION DESCRIBED IN O.R. BOOK 6839 PAGE 1948 PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.