

ORDINANCE NO. 25-25

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA, BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 5.23 ACRES LOCATED AT 2271 KEYSTONE ROAD IN EAST LAKE TARPON, UNINCORPORATED PINELLAS COUNTY; LOCATED IN SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST; FROM RESIDENTIAL RURAL TO INSTITUTIONAL; 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 18th day of November, 2025, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 5.23 acres located at 2271 Keystone Road in East Lake Tarpon, unincorporated Pinellas County, referenced as Case FLU-25-08, upon application of Justin Gingerich, Ignite Academy, Inc., from Residential Rural to Institutional. 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 Rural to Public/Semi-Public 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: Derrill McAtee
Office of the County Attorney

ATTACHMENT "A"

LEGAL DESCRIPTION

That part of LOT 11 of TAMPA & TARPON SPRINGS LAND COMPANY SUBDIVISION, lying in Section 8, Township 27 South, Range 16 East, as recorded in Plat Book 1, Page 116 of the Public Records of Hillsborough County, Florida; of which Pinellas County was formerly a part, described as follows:

Begin at the intersection of the North Right-of-Way line of State Road #582 and the East line of said Lot 11, and run thence N 1°31'48" W, 395 feet for P. O. B.; thence run Northwesterly, parallel to the North Right-of-Way of State Road #582, 273.66 feet to the Westerly line of said Lot 11; thence N 1031'48" West 557.79 feet to the Northwest corner of said Lot 11; thence N 89°50'00" E, 261.29 feet to the Northeast corner of said Lot 11; thence S 1031'48" E 631.79 feet to P. O. B.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

Begin at the intersection of the North Right-of-Way line of State Road #582 and the East line of said Lot 11 and run N. 74°18'20"W, 50 feet; thence N. 1031'48"W, 395 feet; thence S 74° 18'20"E, 50 feet; thence S. 1°31'48"E, 395 feet to P. O. B.