

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 2.25 ACRES LOCATED AT 1961 EAST LAKE ROAD IN EAST LAKE TARPON LOCATED IN SECTION 04, TOWNSHIP 28, RANGE 16; FROM RESIDENTIAL LOW TO RESIDENTIAL/OFFICE LIMITED; 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 25th day of January 2022 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 2.25 acres located at 1961 East Lake Road in East Lake Tarpon. Referenced as Case FLU-21-03, and owned by Palm Harbor Montessori School, Inc., from Residential Low to Residential/Office Limited. Legal description – See Exhibit “A”.

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 Office 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.

Exhibit "A"

DESCRIPTION:

Parcel as described in O.R. Book 8397, Page 1118

The West 440 feet of the South 198 feet of the following described property, subject to a perpetual easement of access and egress of the North 30 feet thereof:

Begin at the center of the East line of Section 4, run West 880 feet more or less for a Point Of Beginning; thence South 394.8 feet; thence West to the East line of East Lake Road; thence Northerly along the East line of said road to the center of Brooker Creek; thence meander South line of Creek to a point 880 more or less, West of the East line of said Section 4, Township 28 South, Range 16 East; thence South to the Point Of Beginning, less road right-of-way, all being in Section 4, Township 28 South, Range 16 East, Pinellas County, Florida.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the East 1/4 corner of said Section 4; thence along the Easterly boundary of said Section S03°18'52"E, 484.68 feet; thence departing said Easterly line N89°05'42"W, 1223.90 feet to a point; thence N00°54'18"E, 99.84 feet; thence N89°05'42"W, 125.00 feet to the Point Of Beginning; thence continue N89°05'42"W, 388.96 feet to a point on East Lake Road; thence N10°57'44"E, along said right-of-way line, 120.78 feet, to a point of intersection with a curve; thence Northerly along the arc of said curve to the right, 81.17 feet, said curve having a radius of 3719.72 feet, and a chord which bears N13°01'21"E, 81.17 feet; thence departing said Easterly right-of-way line, S89°05'42"E, 338.15 feet; thence S03°21'18"W, 198.60 feet, to the Point Of Beginning.