

ORDINANCE NO. 23-23

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 2.79 ACRES LOCATED AT 13000 PARK BOULEVARD IN UNINCORPORATED SEMINOLE LOCATED IN SECTION 29, TOWNSHIP 30, RANGE 15; FROM RESIDENTIAL SUBURBAN TO RESIDENTIAL LOW; 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 31st 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 2.79 acres located at 13000 Park Boulevard in unincorporated Seminole, referenced as Case FLU-23-03, and owned by Community Assisted and Supported Living, Inc., from Residential Suburban to Residential Low. 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.

APPROVED AS TO FORM
By: Derrill McTeer
Office of the County Attorney

Attachment "A"

LEGAL DESCRIPTION

PARCEL 1: Lot 7, PINELLAS GROVES, INC., as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, LESS the West 135.00 feet and also LESS that part lying within 200.00 feet of the East-West centerline of Section 29, Township 30 South, Range 15 East, Pinellas County, Florida, TOGETHER WITH a 20.00 feet ingress/egress easement over a portion of Lot 7, PINELLAS GROVES, INC., in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, described as follows: From the center of said Section 29, run South 89°00'41" East, 611.05 feet along the East/West centerline of Section 29; thence South 00°59'19" West, 50.00 feet to the South right-of-way line of 78th North (S.R. 694) and the Point of Beginning; thence South 89°00'41", East 20.05 feet along said right-of-way line; thence South 03°02'22" East, 150.37 feet; thence North 89°00'41" West, 20.05 feet; thence North 03°02'22" West, 150.37 feet to the Point of Beginning;

AKA

PARCEL 1: Lot 7, in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, PINELLAS GROVES, INC., as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, LESS the West 135.00 feet and also LESS that part lying within 200.00 feet of the East-West centerline of Section 29, Township 30 South, Range 15 East, Pinellas County, Florida, TOGETHER WITH a 20.00 feet ingress/egress easement over a portion of Lot 7, PINELLAS GROVES, INC., in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, described as follows: From the center of said Section 29, run South 89°00'41" East, 611.05 feet along the East/West centerline of Section 29; thence South 00°59'19" West, 50.00 feet to the South right-of-way line of 78th Avenue North (S.R. 694) and the Point of Beginning; thence South 89°00'41" East, 20.05 feet along said right-of-way line; thence South 03°02'22" East, 150.37 feet; thence North 89°00'41" West, 20.05 feet; thence North 03°02'22" West, 150.37 feet to the Point of Beginning.

AND

PARCEL 2: Lot 7, in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, according to the Plat of PINELLAS GROVES, INC., as recorded in Plat Book 1, Page 55, of the Public Records of Pinellas County, Florida, LESS AND EXCEPT the West 135 feet thereof and the North 50 feet thereof and also all that party lying South of a line 200 feet South of the centerline of said Section 29, subject to an easement for ingress and egress as described in Deed recorded in O.R. Book 6218, Page 160, of the Public Records of Pinellas County, Florida and Easement Agreement recorded in O.R. Book 6128, Page 172, of the Public Records of Pinellas County, Florida.

Parcel ID Numbers: 29-30-15-70794-400-0701 and
29-30-15-70794-400-0703