

ORDINANCE NO. 24-21

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA, BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 0.15 ACRE LOCATED AT 2520 55TH AVENUE NORTH IN THE LEALMAN COMMUNITY OF UNINCORPORATED PINELLAS COUNTY; LOCATED IN SECTION 35, TOWNSHIP 30 SOUTH, RANGE 16 EAST; FROM RESIDENTIAL LOW 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 11<sup>th</sup> day of June 2024, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 0.15 acre located at 2520 55<sup>th</sup> Avenue North in the Lealman Community of unincorporated Pinellas County, referenced as Case FLU-24-01, upon application of Jose E. Pagan Guzman through Angel Rivera, A & B Engineering Consultants, P.A., from Residential Low 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: Derrill McTeer  
Office of the County Attorney

## **ATTACHMENT “A”**



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

1410 N. Westshore Blvd. Ste. 800

Tampa, FL 33607

Phone: 813-228-0555

Fax: 866 596-8764

**OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT**

Agent File No.: 2024022

File No: 24009311

Westchase Title, LLC  
12029 Whitmarsh Lane  
Tampa, FL 33626  
Phone: 813-490-5212

ATTN: Debbie Berowski

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

**Legal Description:**

Lot 3, Block 9, ERLE RENWICK NO. 4, according to plat thereof as recorded in Plat Book 9, Page 17, of the Public Records of Pinellas County, Florida.

**Last Record Title Holder:**

Jose E. Pagan Guzman and Arelis Mariel Rivera Rivera, husband and wife, as to an enhanced life estate interest, and Jose E. Pagan Guzman and Arelis Mariel Rivera Rivera, as trustees of the P.R. Family Revocable Trust u/a/d November 16, 2023, as to a remainderman interest

**Documents of Record (copies attached):**

Warranty Deed - O.R. Book 22185, Page 1177  
Enhanced Life Estate Deed - O.R. Book 22627, Page 1008  
Mortgage - O.R. Book 22185, Page 1179

**Period Searched:**

From August 30, 2022 to January 12, 2024 @ 8:00 AM.

**Tax Information:**

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Tax ID            35-30-16-74340-009-0030  
Number:

2023 Taxes are Paid  
Back Taxes: None

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

*This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.*

**Date: January 25, 2024**

*Dee Cerniglia*

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Authorized Signatory