



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 12, 2024

Honorable Ken Burke
Clerk of the Board of County Commissioners
Pinellas County Courthouse
315 Court Street, 5th Floor
Clearwater, Florida 33756

Dear Ken Burke:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pinellas County Ordinance No. 24-21, which was filed in this office on June 12, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh

Eres, Christian

From: County Ordinances <CountyOrdinances@dos.myflorida.com>
Sent: Wednesday, June 12, 2024 2:07 PM
To: Clerk Board Records; County Ordinances
Cc: Revie, Derelynn; Hooey, Docia A
Subject: RE: PIN20240612_Ordinance2024_24-21
Attachments: Pinellas20240612_Ordinance24_21_Ack.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good afternoon,

Please find the attached acknowledgment letter for Pinellas County Ordinance No. 24-21.

Best,

County Ordinances
Florida Administrative Code and Register
Room 701 The Capitol | Tallahassee, Florida

From: Clerk Board Records <BoardRecords@mypinellasclerk.gov>
Sent: Wednesday, June 12, 2024 1:07 PM
To: County Ordinances <CountyOrdinances@dos.myflorida.com>
Cc: Clerk Board Records <BoardRecords@mypinellasclerk.gov>; Revie, Derelynn <drevie@mypinellasclerk.gov>; Hooey, Docia A <dhooley@mypinellasclerk.gov>
Subject: PIN20240612_Ordinance2024_24-21

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Sender Full Name:	Ken Burke, Clerk of the Circuit Court and Comptroller Derelynn Revie, Deputy Clerk, Board Records Department
Sender Phone number:	(727) 464-3458
County Name:	Pinellas
Ordinance Number:	PIN20240612_Ordinance2024_24-21

Thank you,

Christian Eres
Senior Records Specialist
Board Records Department
Office of Ken Burke, Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
315 Court Street, 5th Floor, Clearwater, FL 33756
Office (727)464-4749 | Fax (727)464-4716
ceres@mypinellasclerk.gov | www.mypinellasclerk.gov
Tell us how we're doing by filling out a [comment card](#)!

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Follow the Clerk:



Please Note: All mail sent to and from Pinellas County is subject to the Public Records Laws of Florida

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 11th 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 55th 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:

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

Authorized Signatory

STATE OF FLORIDA

COUNTY OF PINELLAS

I, KEN BURKE, Clerk of the Circuit Court and Ex-officio Clerk to the Board of County Commissioners, in and for the State and County aforesaid, DO HEREBY CERTIFY that the foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners of Pinellas County, Florida, on June 11, 2024 relative to:

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

IN WITNESS WHEREOF, I hereunto set my hand and official seal this June 12, 2024



KEN BURKE
Clerk of the Circuit Court
and Ex-officio Clerk to the
Board of County Commissioners

By:

Derelynn Revie, Deputy Clerk

Eres, Christian

From: Clerk Board Records
Sent: Wednesday, June 12, 2024 1:06 PM
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Cc: Clerk Board Records; Revie, Derelynn; Hoey, Docia A
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Christian Eres
Senior Records Specialist
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