



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 24, 2025

Ken Burke
Clerk of the Circuit Court
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. 25-10, which was filed in this office on April 24, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

From: [County Ordinances](#)
To: [Clerk Board Records](#); [County Ordinances](#)
Subject: RE: Pinellas County Ordinance - PIN20250424_Ordinance2025_25-10
Date: Thursday, April 24, 2025 3:15:30 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[Pinellas20250424_Ordinance25_10_Ack.pdf](#)

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Good afternoon,

Attached is the acknowledgement letter for Pinellas County Ordinance 25-10.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capital – Tallahassee, FL
P: (850) 245-6270

From: Clerk Board Records <BoardRecords@mypinellasclerk.gov>
Sent: Thursday, April 24, 2025 11:20 AM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Clerk Board Records <BoardRecords@mypinellasclerk.gov>
Subject: Pinellas County Ordinance - PIN20250424_Ordinance2025_25-10

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
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Sender Phone number:	(727) 464-3458
County Name:	Pinellas
Ordinance Number:	PIN20250424_Ordinance2025_25-10

Thank you,

Christian Eres

Senior Board Records Specialist | Board Records Department
Office of Ken Burke, Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
315 Court St., 5th Floor, Clearwater, FL 33756
Office (727)464-4749
ceres@mypinellasclerk.gov

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**LET US KNOW HOW WE'RE DOING,
FILL OUT A COMMENT CARD!**

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

ORDINANCE NO. 25-10

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA, BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 1.02 ACRES LOCATED AT 2281 KERSEY ROAD IN THE LARGO AREA OF UNINCORPORATED PINELLAS COUNTY; LOCATED IN SECTION 30, TOWNSHIP 29 SOUTH, RANGE 16 EAST; 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 22nd day of April 2025, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 1.02 acres located at 2281 Kersey Road in the Largo area of unincorporated Pinellas County, referenced as Case FLU-24-03, upon application of Dushyant Gulati, from Residential Suburban to Residential Low. See Attachment "A" for the 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 McAttee
Office of the County Attorney

ATTACHMENT “A”

PAGE 1 OF 1

BOUNDARY SURVEY

LEGAL DESCRIPTION:
THE SOUTH 1/2 OF LOT 21, PINELLAS GROVES SUBDIVISION, IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14021, PAGE 234 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CERTIFIED TO:
DUSHYANT GULATI; HILLSBOROUGH TITLE DBA TAMPA BAY TITLE; FIDELITY NATIONAL TITLE INSURANCE;

COMMUNITY NUMBER: 125139
PANEL: 0136 SUFFIX: G
FLOOD ZONE: X
FIELD WORK: 10-15-2019

PROPERTY ADDRESS:
1736 WINCHESTER ROAD
CLEARWATER, FL 33764

SURVEY NUMBER: 389611

CLIENT FILE NUMBER: APL19-67760

LINE TABLE		
LINE	LENGTH	BEARING
L1	129.72'	S89°20'22"E
L2	15.00'	S89°20'22"E
L3	20.00'	S00°13'41"E
L4	144.74'	N89°20'22"W
L5	20.00'	N00°10'15"W

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

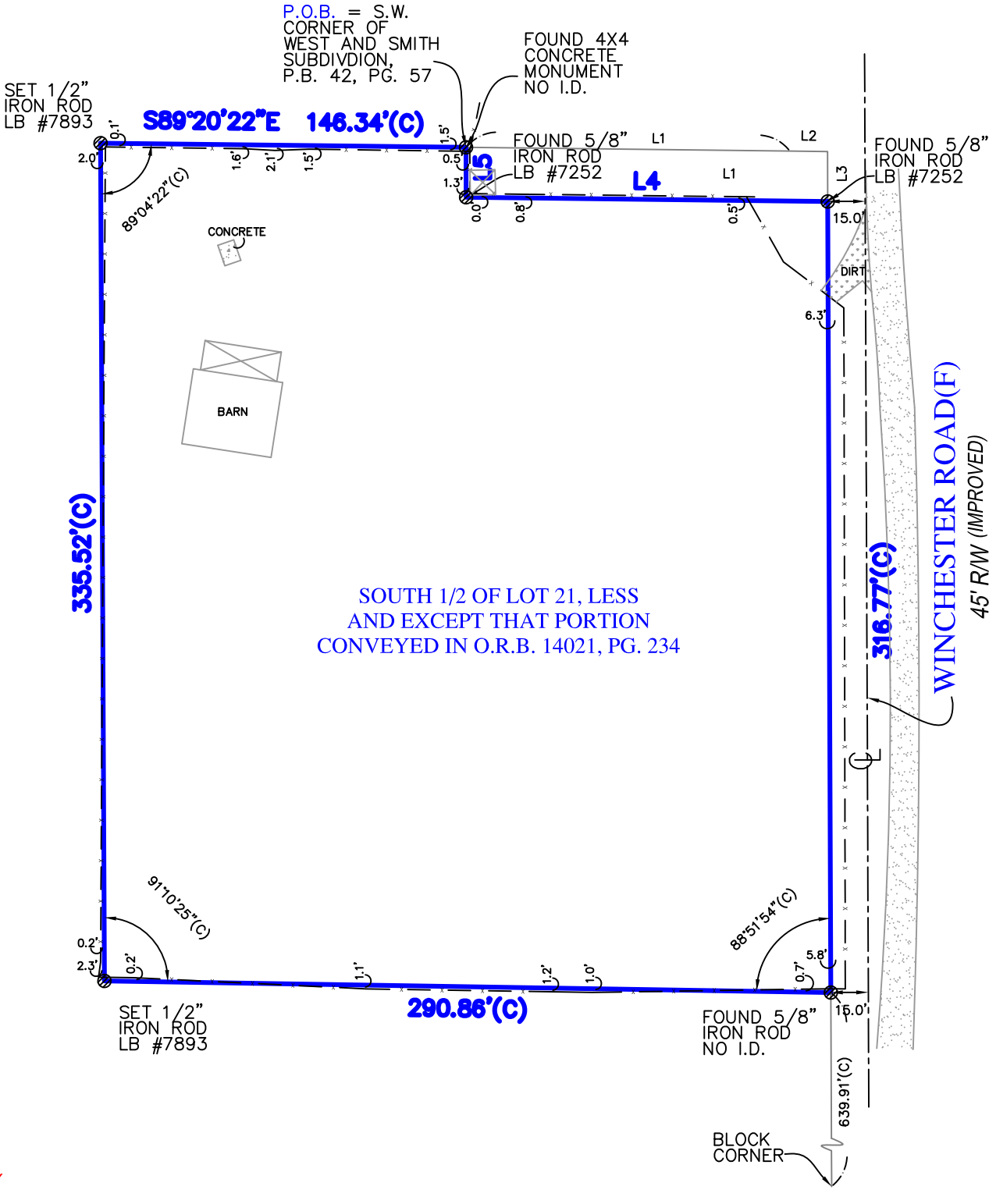
SURVEY NOTES
THERE ARE FENCES NEAR EACH BOUNDARY OF THE PROPERTY.

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

- DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

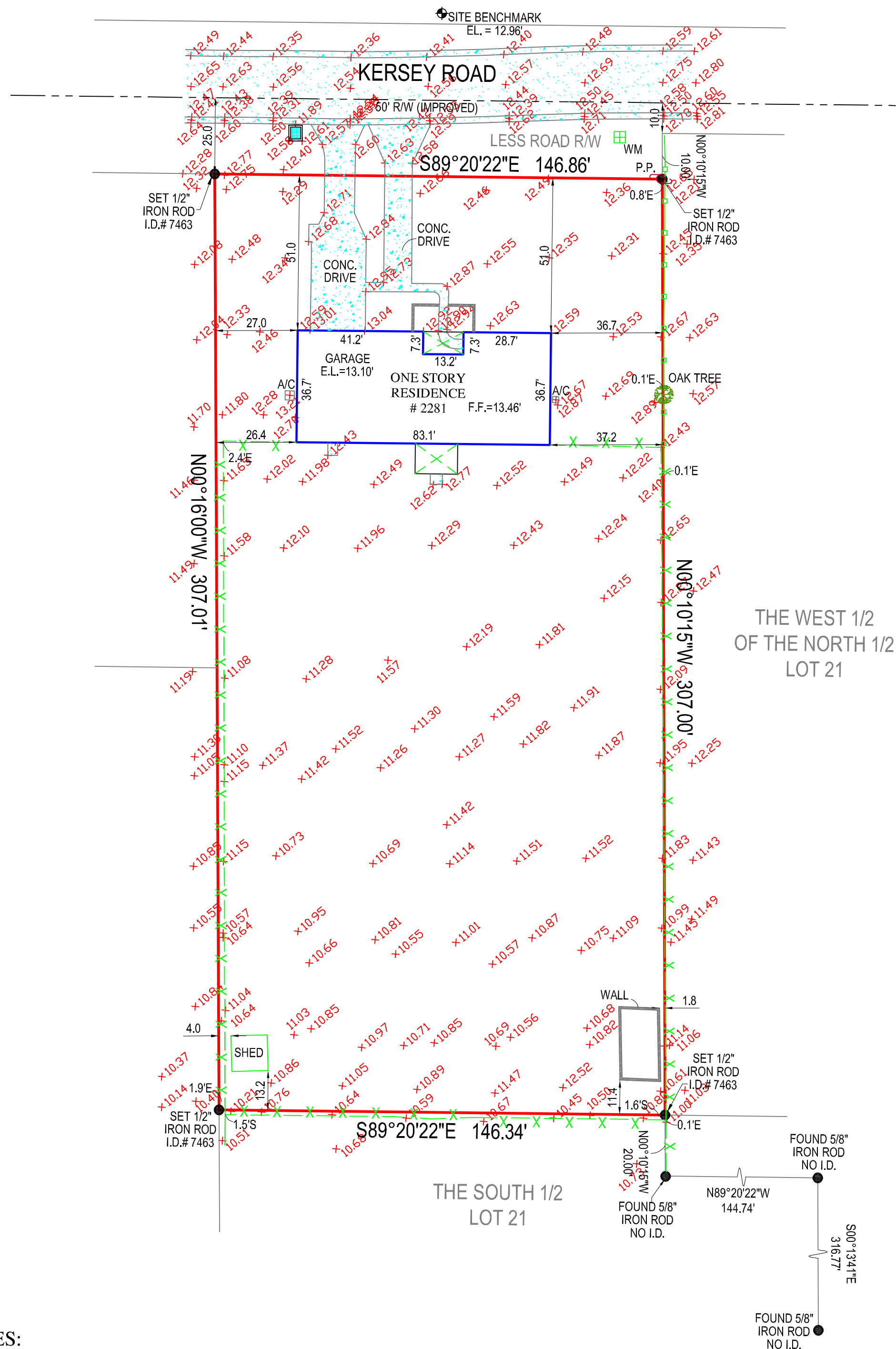


LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

TARGET
SURVEYING, LLC

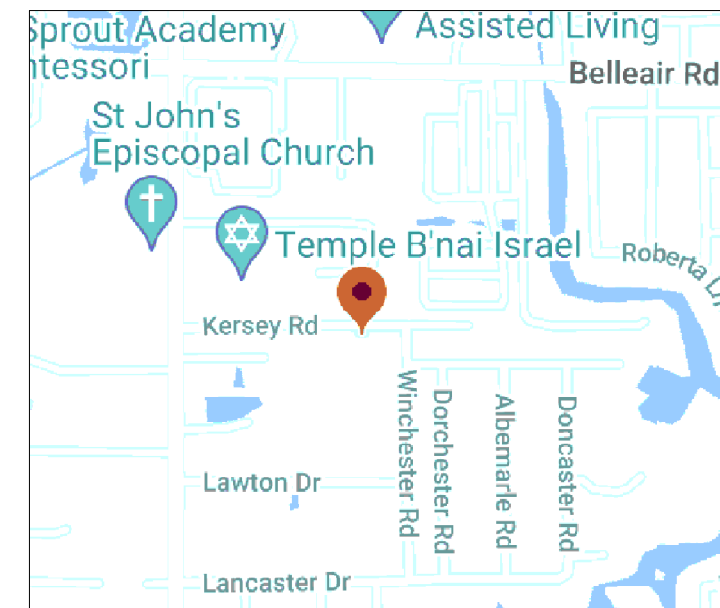
SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

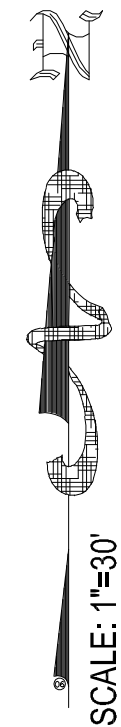


FLOOD ZONE: X
COMMUNITY NUMBER: 125139
PANEL: 12103C0136
SUFFIX: H
FIRM DATE: 08/24/2021

ORIGINATION BENCHMARK
NATIONAL GEODETIC SURVEY
BENCHMARK "NEWPORT N"
N.A.V.D. ELEVATION = 8.06'



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE NORTH HALF (N 1/2) OF LOT TWENTY-ONE (21) IN THE NW 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS GROVES, RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT EXISTING ROAD RIGHT OF WAY.

LEGEND	
A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
P.G.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
CL	CENTERLINE
AND	AND
NUMBER	NUMBER
DELTA OR CENTRAL ANGLE	DELTA OR CENTRAL ANGLE
CONCRETE	CONCRETE
CHAIN LINK FENCE	CHAIN LINK FENCE
WOOD FENCE	WOOD FENCE
MISCELLANEOUS FENCE	MISCELLANEOUS FENCE

- NOTES:
1. LEGAL DESCRIPTION PROVIDE BY CLIENT
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
 6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE EASTERLY PROPERTY LINE, HAVING A BEARING OF N00°10'15"W.

DATE OF FIELD WORK: 07/25/2024
DATE OF MAP: 07/25/2024

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

BOUNDARY AND TOPOGRAPHIC SURVEY OF
2281 KERSEY ROAD
CLEARWATER, FL 33764
PREPARED FOR:
DUSHYANT GULATI

Project	Sheet
C-19595	1 OF 1
Date	
07/25/2024	
Scale	
1"=30'	

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463
COMPASS SURVEYING
WWW.COMPASSSURVEYING.NET

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 April 22, 2025 relative to:

ORDINANCE NO. 25-10

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA, BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 1.02 ACRES LOCATED AT 2281 KERSEY ROAD IN THE LARGO AREA OF UNINCORPORATED PINELLAS COUNTY; LOCATED IN SECTION 30, TOWNSHIP 29 SOUTH, RANGE 16 EAST; FROM RESIDENTIAL SUBURBAN TO RESIDENTIAL LOW; AND PROVIDING AN EFFECTIVE DATE.

IN WITNESS WHEREOF, I hereunto set my hand and official seal
this April 24, 2025



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

By:

Derelynn Revie, Deputy Clerk


From: [Clerk Board Records](#)
To: [County Ordinances](#)
Cc: [Clerk Board Records](#)
Subject: Pinellas County Ordinance - PIN20250424_Ordinance2025_25-10
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Sender Full Name:	Ken Burke, Clerk of the Circuit Court and Comptroller Dereynn Revie , Deputy Clerk, Board Records Department
Sender Phone number:	(727) 464-3458
County Name:	Pinellas
Ordinance Number:	PIN20250424_Ordinance2025_25-10

Thank you,

Christian Eres

Senior Board Records Specialist| Board Records Department
Office of Ken Burke, Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
315 Court St., 5th Floor, Clearwater, FL 33756
Office (727)464-4749
ceres@mypinellasclerk.gov

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