

ORDINANCE NO. 21-17

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 21.5 ACRES LOCATED AT AND TO THE SOUTH OF 4706 PLEASANT AVENUE IN PALM HARBOR LOCATED IN SECTION 24, TOWNSHIP 27, RANGE 15; FROM RESIDENTIAL SUBURBAN & PRESERVATION TO RESIDENTIAL LOW (15.2 ACRES) & PRESERVATION (6.3 ACRES); 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 from the Local Planning Agency have been received and considered.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 13th day of July 2021 that:

- Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 21.5 acres located at and to the south of 4706 Pleasant Avenue in Palm Harbor. Referenced as case Z/LU-21-01, and owned by Noell Family, LLC, Attn: Chris Noell, from Residential Suburban & Preservation to Residential Low (15.2 acres) & Preservation (6.3 acres). See attached Exhibit "A".
- 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 163.3184(3), Florida Statutes, an amendment adopted under the expedited provisions of this section shall not become effective until 31 days after the state land planning agency notifies Pinellas County that the plan

amendment packet is complete. If timely challenged, an amendment shall not become effective until that state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be 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: David S. Sadowsky  
Office of the County Attorney

## Exhibit "A"

### LEGAL DESCRIPTION FOR LAND USE PLAN AMENDMENT & REZONING

Parcel 1:

Lots 4, 5 and 6, Block 2, Pleasant Valley Addition, according to the Plat thereof, as recorded in Plat Book 14, Page 12, of the Public Records of Pinellas County, Florida.

Parcel 2:

That part of Tract 61 lying East of the Atlantic Coast Line Railroad Right of Way, Tampa and Tarpon Springs Land Company Subdivision of the SW 1/4 of Section 24, Township 27 South, Range 15 East, according to the Plat of said Section, recorded in Plat Book 1, Page 116, of the Public Records of Hillsborough County, Florida, of which Pinellas county was formerly a part; LESS however, lands described in Deed Book 1111, page 184 and Deed Book 1249, Page 599, of the Public Record of Pinellas County, Florida.

Subject to that certain Easement described as follows:

Part of the Lot 61 of the Tampa and Tarpon Springs Land Company Subdivision of the SW 1/4 of Section 24, Township 27 South, Range 15 East, as recorded in Plat Book 1, Page 116, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, more particularly described as follows:

Commence at the Northeast corner of said Lot 61; thence N89°46'02" W (assumed bearing and basis of bearing for this description), along the North boundary of said Lot 61, 310.59 feet for a Point of Beginning; thence S 00°13'18" E Parallel to the East Boundary of said Lot 61, 75.00 feet; thence S 89°46'02" E parallel to the North boundary of said Lot 61, 0.59 feet; thence S 09°11'23" E along a line that, if projected, would intersect the South boundary of said Lot 61 at a point 270.00 feet Westerly of the Southeast corner of said Lot 61, 15.00 feet; thence N 65°00'00" W 36.00 feet; thence N 00°13'18" W 75.00 feet; thence S 89°46'02" E along the North boundary of said Lot 61 34.00 feet to the Point of Beginning.

Parcel 3:

The North 1/2 of Tracts 63 and 64, Tampa and Tarpon Springs Land Company Subdivision in Section 24, Township 27 South, Range 15 East, according to the Plat thereof, as recorded in Plat Book 1, Page 116, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, lying easterly of the Railroad Right of Way.

Parcel 5:

The South 1/2 of Tracts 63 and 64, Tampa and Tarpon Springs Land Company Subdivision in the SW 1/4 of Section 24, Township 27 South, Range 15 East, according to the Plat thereof, as recorded in Plat Book 1, Page 116, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, LESS railroad right of way and less road right of way.