

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 0.116 ACRE LOCATED 300 FEET NORTH OF RIDGEMOOR BOULEVARD IN EAST LAKE TARPON LOCATED IN SECTION 26, TOWNSHIP 27, RANGE 16; FROM RECREATION/OPEN SPACE TO TRANSPORTATION/UTILITY; 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 28th day of March 2023, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 0.116 acre located 300 feet north of Ridgemoor Boulevard in East Lake Tarpon, referenced as Case FLU-22-07, and owned by Ridgemoor Master Association, Inc., c/o Condominium Association, from Recreation/Open Space to Transportation/Utility. 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 Recreation/Open Space to Public/Semi-Public to maintain consistency with said Plan.

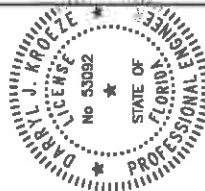
Section 3. This Ordinance shall take effect upon:

- 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.

1. The Contractor is required to maintain all divisions, pipes, and other drainage structures free from obstructions until work is accepted. The Contractor is responsible for any damages caused by failure to maintain drainage structure in acceptable condition.

2004

1. ALL COMMUNICATION TOWERS, COMMUNICATION ANTENNAS, AND EQUIPMENT SHALL COMPLY WITH THE FEDERAL COMMUNICATIONS COMMISSION'S (FCC) AND FEDERAL AVIATION ADMINISTRATION (FAA) REGULATIONS, INCLUDING BUT NOT LIMITED TO, PARTS 1, 17, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843,



RIDGEMOOR FL-5280	RIDGEMOOR DR. PALM HARBOR, FL 34885	GENERAL NOTES	GN-1
		SHEET DESCRIPTION	SHEET NUMBER

PROPERTY DESCRIPTIONS (CONTINUED)
TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "RIDGEMOOR MASTER ASSOCIATION, INC." PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 6709, PAGE 1742 OF THE PUBLIC RECORDS SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST OF SARD COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST, PINELLAS COUNTY, FLORIDA; THENCE NORTH 07°45'51" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR 34.80 FEET; THENCE SOUTH 87°11'08" WEST FOR 93.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10°07'00" WEST FOR 40.00 FEET; THENCE NORTH 07°45'51" WEST FOR 40.00 FEET; THENCE SOUTH 87°11'08" WEST FOR 93.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,600 SQUARE FEET (0.036 ACRES), MORE OR LESS.
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "RIDGEMOOR MASTER ASSOCIATION, INC." PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 6709, PAGE 1742 OF THE PUBLIC RECORDS SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST OF SARD COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST, PINELLAS COUNTY, FLORIDA; THENCE NORTH 07°45'51" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR 34.80 FEET; THENCE SOUTH 87°11'08" WEST FOR 93.25 FEET TO THE SOUTHEAST CORNER OF A 40 FEET BY 40 FEET TOWER PARCEL; THENCE NORTH 07°45'51" WEST ALONG THE EAST LINE OF SAID TOWER PARCEL FOR 30.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 90°07'00" EAST FOR 75.00 FEET; THENCE NORTH 49°48'42" EAST FOR 48.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 48.65 FEET, BEARING NORTH 76°34'46" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR 91.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 70°29'09" EAST FOR 56.43 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF RIDGEMOOR DRIVE (80 FOOT WIDE RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 4,601 SQUARE FEET (0.106 ACRES), MORE OR LESS.
(PREPARED BY GEOLINE SURVEYING, INC.)

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CONTAINING 2,015 SQUARE FEET (0.046 ACRES), MORE OR LESS.

PROPERTY DESCRIPTIONS
TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

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CONTAINING 4,601 SQUARE FEET (0.106 ACRES), MORE OR LESS.



NO.	DATE	DESCRIPTION
1	04/11/2021	REVIEW SET ORDER
2	04/11/2021	FINAL CD ISSUED
3	04/11/2021	ASBIL REVIEWED
4	04/11/2021	ASBIL REVIEWED

VERTEX
DEVELOPMENT, LLC
3430 WEST HOSKINS BOULEVARD
TAMPA, FLORIDA 33609
TEL (813) 338-1788

GEN3
ENGINEERING
813 SOUTH HONG AVENUE
TAMPA, FLORIDA 33611
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THIS ITEM HAS BEEN ELECTRONICALLY
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DARRELL J. KROETZ, P.E.
A PROFESSIONAL ENGINEER LICENSE # 53082

RIDGEMOOR
FL-5280

RIDGEMOOR DR.
PALM HARBOR, FL 34685

SHEET DESCRIPTION
PROPERTY
DESCRIPTIONS

SHEET NUMBER
C-2