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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 McAteer

Office of the County Attorney

ATTACHMENT "A"

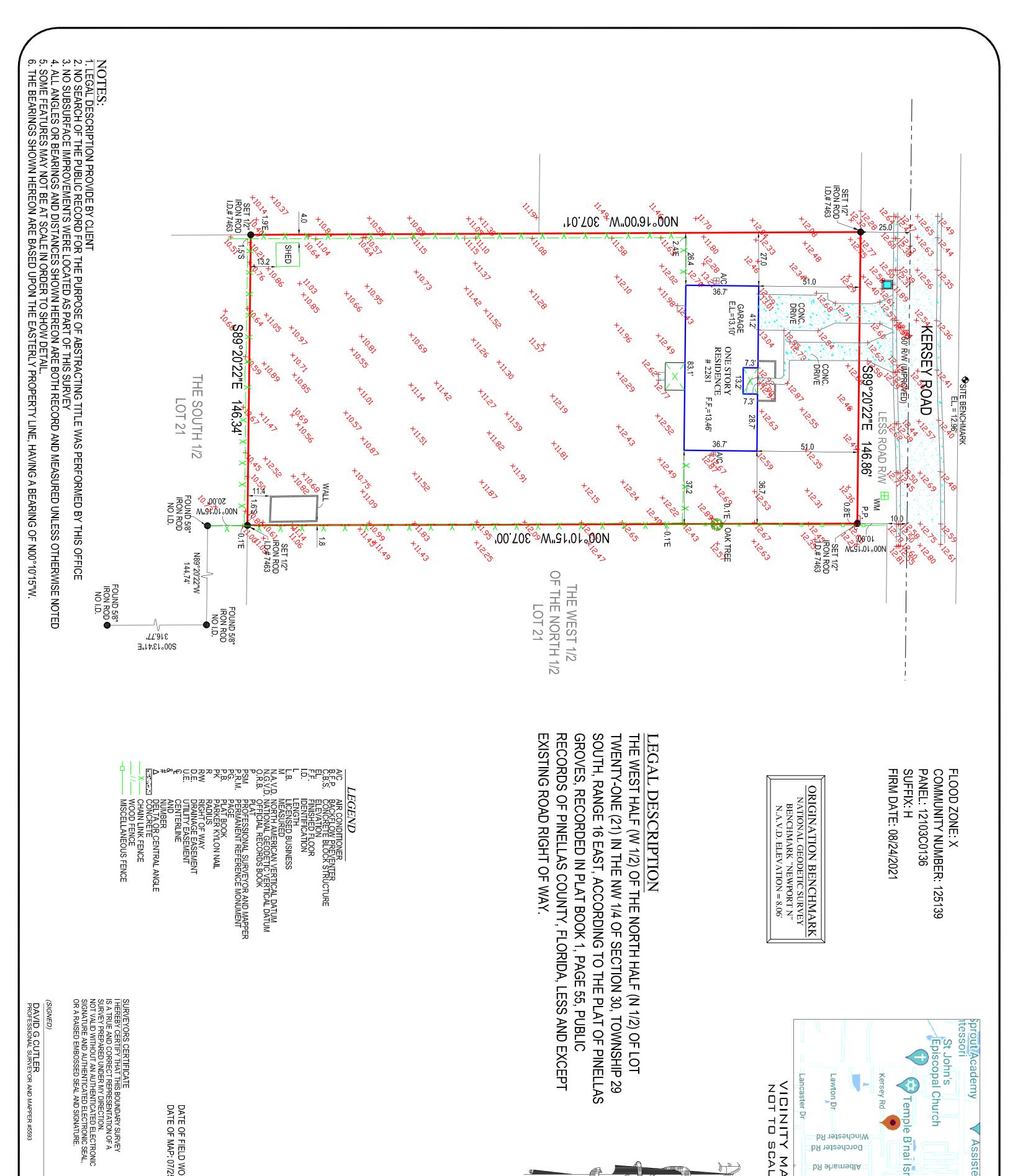
\BBREVIATION DESCRIPTION: THE SOUTH 1/2 OF LOT 21, PINELLAS GROVES SUBDIVISION, IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF CLIENT FILE NUMBER: APL19-67760 SURVEY NUMBER: 389611 1736 WINCHESTER ROAD CLEARWATER, FL 33764 PROPERTY ADDRESS: FLOOD ZONE: X COMMUNITY NUMBER: 125139 DUSHYANT GULATI; HILLSBOROUGH TITLE DBA TAMPA BAY TITLE; FIDELITY NATIONAL TITLE INSURANCE; PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SYMBOL DESCRIPTIONS: PANEL: 0136 SUFFIX: G CERTIFIED TO: WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14021, PAGE 234 OF THE PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED IN _EGAL DESCRIPTION: + \times \times = EXISTING ELEVATION \circ = UTILITY POLE = COVERED AREA IELD WORK: 10-15-2019 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. = METAL FENCE = MANHOLE = HYDRANT = CENTERLINE ROAD AMERICAN VERTICAL DATUM IAL GEODETIC VERTICAL DATUM **DELTA ANGLE** $\boxtimes^{U.B.}$ = UTILITY BOX ⊞WM = WATER METER 0 JND CURVE **/EYOR MAPPER** = WOOD FENCE = PROPERTY CORNER = MISC. FENCE LINE \sqsubseteq SURVEY NOTES THERE ARE FENCES NEAR EACH BOUNDARY OF THE PROPERTY. LENGTH 129.72' 144.74' 20.00' 15.00 TABLE S89°20'22"E S89°20'22"E N89°20'22"W \00°10'15"W S00°13'41"E **BEARING** PAGE 1 OF 1 BOUNDARY SURVEY 9879 DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED FENCE OWNERSHIP NOT DETERMINED RELEVATIONS, 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. SET 1/2" IRON ROD LB #7893 335.52'(C) 80.0x 22.00 SET 1/2" IRON ROD LB #7893 Ortonio S89°20'22"E BARN 1.6' 2.1' P.O.B. = S.W. CORNER OF WEST AND SMITH SUBDIVDION, P.B. 42, PG. 57 146.34'(C) CONVEYED IN O.R.B. 14021, PG. 234 AND EXCEPT THAT PORTION SOUTH 1/2 OF LOT 21, LESS HIMS 290.86'(C) FOUND 5/ IRON ROD LB #7252 ニ FOUND 5/8" IRON ROD NO I.D. BLOCK CORNER- \Box REVISIONS: 2 639.91'(C) FOUND 5 <u>316.77'(C)</u> WINCHESTER ROAD(F) 45' R/W (IMPROVED) **SCALE** 1"=60 SURVEYORS CERTIFICATE: LB #7893 THEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE SERVING FLORIDA AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED 6250 N. MILITARY TRAIL, SUTE 102 EMBOSSED SEAL AND SIGNATURE. WEST PALM BEACH, FL 33407

(SIGNED)

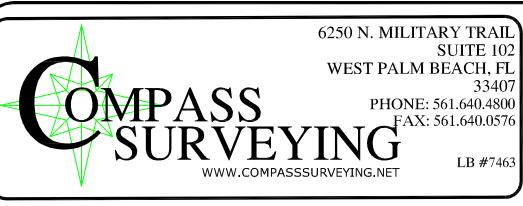
KENNETH J OSBORNE PROFESSIONAL SURVEYOR AND MAPPER #6415 PHONE (561) 640-4800 STATEWIDE PHONE (800) 226-4807

STATEWIDE FACSIMILE (800) 741-0576

WEBSITE: http://targetsurveying.net



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



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

SCALE: 1"=30'

boundary and topographic survey of $2281\ KERSEY\ ROAD$ CLEARWATER, FL 33764 PREPARED FOR:

DUSHYANT GULATI

Lawton Dr

Winchester Rd

Dorchester Rd

bA shamedlA

Doncaster Rd

Temple B'nai Israel

Assisted Living

Belleair Ro

VICINITY MAP