

ORDINANCE NO. 22-4

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 2.86 ACRES LOCATED AT 2669 ST. ANDREWS BOULEVARD IN EAST LAKE TARPON LOCATED IN SECTIONS 04 & 09, TOWNSHIP 27, RANGE 16; FROM RECREATION/OPEN SPACE (1.43 ACRES) TO RESIDENTIAL RURAL AND FROM RESIDENTIAL RURAL (1.43 ACRES) TO RECREATION/OPEN SPACE; 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 25th day of January 2022 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 2.86 acres located at 2669 St. Andrews Boulevard in East Lake Tarpon. Referenced as Case FLU-21-04, and owned by Cypress Run of FL, LLC, from Recreation/Open Space (1.43 acres) to Residential Rural and from Residential Rural (1.43 acres) to Recreation/Open Space. See attached legal description Exhibits A & B.

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 (1.43 acres) to Residential Very Low and from Residential Very Low (1.43 acres) to Recreation/Open Space to maintain consistency with the 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: David S. Sadowsky
Office of the County Attorney

Exhibit "A"

Legal Description - 1.43 acres

A portion of Tract "J" of Cypress Run – Unit II as recorded in Plat Book 87, page 65 of the Public Records of Pinellas County, Florida located in Section 4, Township 27 South, Range 16 East, Pinellas County, Florida and being more particularly described as follows:

COMMENCE at the Northwesterly corner of Tract "K" of said Cypress Run - Unit II; thence North 72°22'23" East along the Northerly line of said Tract "K", a distance of 652.50 feet to a point on the Easterly line of the said Tract "K"; thence South 17°37'37" East along the Easterly line of said Tract "K", a distance of 135.97 feet to the Northwesterly corner of said Tract "J"; thence North 72°22'23" East along the North line of said Tract "J", a distance of 99.81 feet; thence South 17°37'37" East, a distance of 68.22 feet to the **POINT OF BEGINNING**; thence North 89°56'42" East, a distance of 439.07 feet; thence North 00°00'54" West, a distance of 159.64 feet; thence North 72°09'17" East, a distance of 117.03 feet; thence South 00°03'18" East, a distance of 320.61 feet; thence North 75°35'20" West, a distance of 138.79 feet; thence South 86°14'07" West, a distance of 106.60 feet; thence North 78°34'08" West, a distance of 14.81 feet; thence North 74°26'59" West, a distance of 137.76 feet; thence South 78°47'31" West, a distance of 25.71 feet; thence North 70°40'25" West, a distance of 109.99 feet; thence North 52°28'28" West, a distance of 42.49 feet to the **POINT OF BEGINNING**.

Containing 1.43 acres more or less

Exhibit "B"
Legal Description

DESCRIPTION LOT 1

BEING A PORTION OF TRACT "1" OF GYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 85 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "1", SAID POINT BEING A BEGINNING OF A CURVE CONCAVED NORTHERLY AND HAVING A RADIUS OF 496.98 FEET; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID TRACT "L" AND THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 127.16 FEET, SAID CURVE HAVING A CHORD DISTANCE AND BEARING OF 126.81 FEET, N 86°38'05" W TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID TRACT "L" N 79°18'17" W, A DISTANCE OF 115.72 FEET; THENCE N 03°03'53" W, A DISTANCE OF 155.74 FEET; THENCE S 83°53'21" E, A DISTANCE OF 40.00 FEET; THENCE S 89°53'21" E, A DISTANCE OF 144.25 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "1"; THENCE S 03°57'52" E ALONG THE EASTERLY LINE OF SAID TRACT "L", A DISTANCE OF 169.40 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.915 ACRES, MORE OR LESS

DESCRIPTION LOT 2

BEING A PORTION OF TRACT "1" OF GYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 85 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "1", SAID POINT BEING A BEGINNING OF A CURVE CONCAVED NORTHERLY AND HAVING A RADIUS OF 496.98 FEET; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID TRACT "L" AND THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 127.16 FEET, SAID CURVE HAVING A CHORD DISTANCE AND BEARING OF 126.81 FEET, N 86°38'05" W TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID TRACT "L" N 79°18'17" W, A DISTANCE OF 115.72 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID TRACT "L" N 79°18'17" W, A DISTANCE OF 22.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID TRACT "L" AND THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 194.37 FEET, SAID CURVE HAVING A CHORD DISTANCE AND BEARING OF 180.14 FEET, N 40°54'08" W TO A POINT OF TANGENCY; THENCE ALONG THE WESTERLY LINE OF SAID TRACT "L" N 02°30'00" W, A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVED WESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID TRACT "L" AND THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 7.82 FEET, SAID CURVE HAVING A CHORD DISTANCE AND BEARING OF 7.82 FEET, N 07°48'36" W; THENCE S 89°53'21" E, A DISTANCE OF 126.31 FEET; THENCE S 00°07'24" E, A DISTANCE OF 40.00 FEET; THENCE S 89°53'21" E, A DISTANCE OF 15.38 FEET; THENCE S 03°03'53" E, A DISTANCE OF 155.74 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.507 ACRES, MORE OR LESS