

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA, BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 0.21 ACRES LOCATED AT 4500 40TH STREET NORTH IN LEALMAN, UNINCORPORATED PINELLAS COUNTY; LOCATED IN SECTION 03, TOWNSHIP 31 SOUTH, RANGE 16 EAST; FROM RESIDENTIAL URBAN TO RESIDENTIAL MEDIUM; 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 20<sup>th</sup> day of May 2025, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 0.21 acres located at 4500 40<sup>th</sup> Street North in Lealman, unincorporated Pinellas County, referenced as Case FLU-25-01, upon application of Mila Mania Properties, Inc., from Residential Urban to Residential Medium. 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 Residential Low Medium to Residential Medium 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.

**APPROVED AS TO FORM**

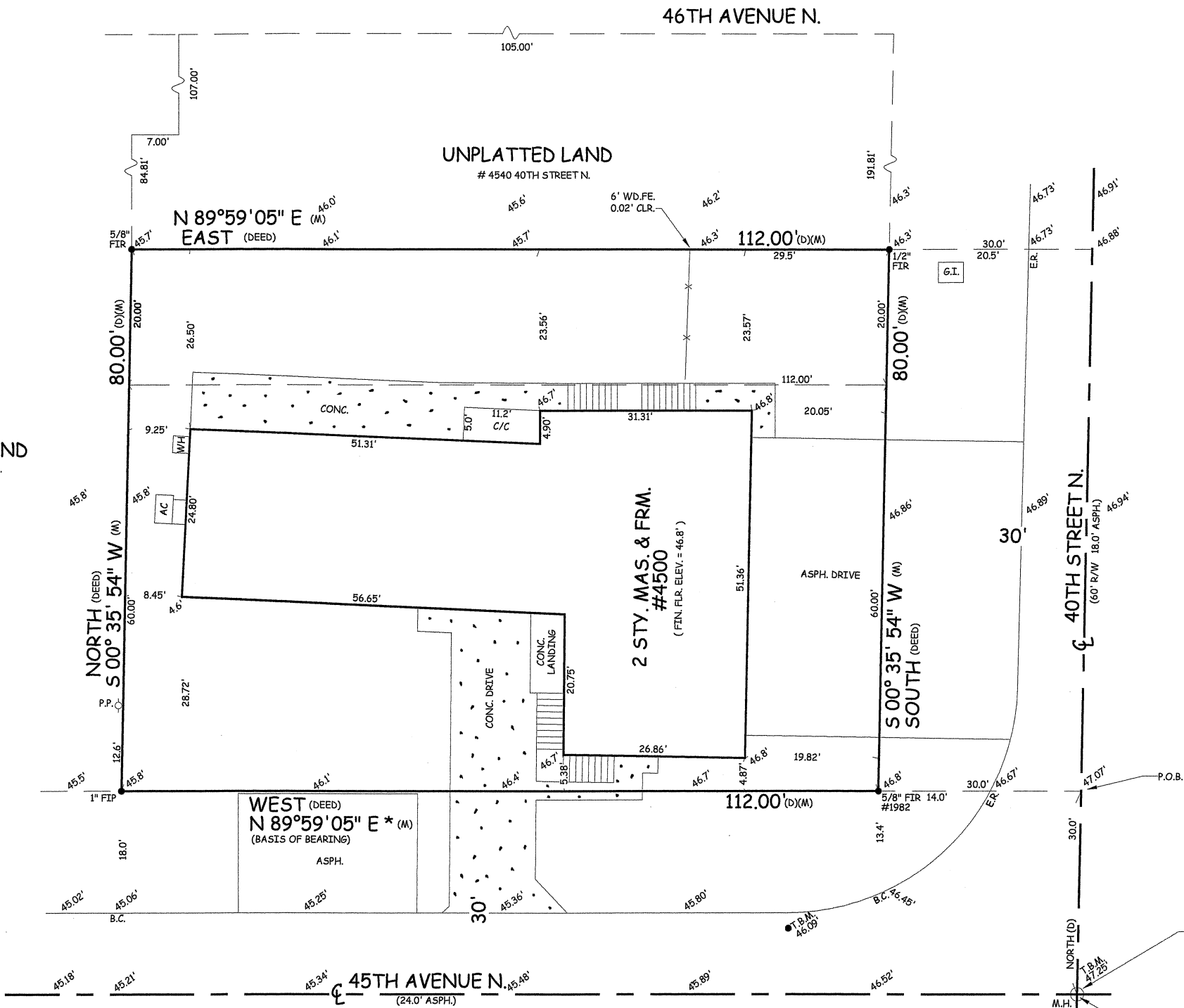
By: Derrill McAteer  
Office of the County Attorney

## **ATTACHMENT “A”**

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 03 TWP. 31 S. RGE. 16 E.



NOTES:

A6.10' = ELEVATIONS  
ELEVATIONS BASED ON CITY OF  
ST. PETERSBURG BENCHMARK #162  
NAVD 1988 ELEVATION = 53.39'

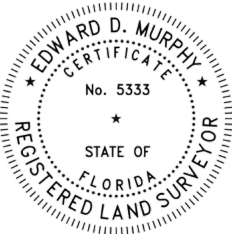
PARCEL # 03-31-16-00000-310-1900

( DEED )


A BOUNDARY SURVEY OF: Beginning at the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 3, Township 31 South, Range 16 East, run North 30 feet to the Point of Beginning; thence North 60 feet; thence West 142 feet; thence South 60 feet; thence East 142 feet to the Point of Beginning of the Public Records of Pinellas County, Florida; LESS road right of way over, along and across the East 30 feet of subject property. AND The South 20 feet of the North 241.81 feet of the West 112 feet of the East 142 feet of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 3, Township 31 South, Range 16 East, in Pinellas County, Florida.

CERTIFIED TO: Mila Mania Properties Inc.

★ BEARINGS SHOWN ARE ASSUMED



|                               |                 |   |                    |  |  |
|-------------------------------|-----------------|---|--------------------|--|--|
| JOB NO.: 230097               |                 | <div><b>MURPHY'S LAND SURVEYING, INC.</b><br/><b>PROFESSIONAL LAND SURVEYORS</b><br/><br/>5760 11TH AVENUE NORTH<br/>ST. PETERSBURG, FLORIDA 33710<br/>WWW.MURPHYSLANDSURVEYING.COM</div> | L.B. #7410         |  | <div>According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in<br/>Flood zone: X      Comm. Panel No. : 125139 0204 H      Map Date : 8/18/09      Base Flood Elev : NA</div> <div>FOR THE EXCLUSIVE USE OF THE HEREBY PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT NEARLY VISIBLE), AND THAT THE SURVEYOR REPRESENTED HEREON MEETS THE REQUIREMENTS OF THE FLORIDA SURVEYING CODE (F.S. 461.17, F.L.A.C. 10-1.01) AND HAS TO THE BEST OF HIS KNOWLEDGE AND BELIEF, UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND NO OTHER INTERFERENCES AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.</div> |
| DRAWN BY: MRB                 | CHECKED BY: EDM |   | PH. (727) 347-8740 |  |  |
| DATE OF FIELD WORK: 2/16/2023 |                 |   | FAX (727) 344-4640 |  |  |



EDWARD D. MURPHY REG. P.L.S. #5333

|   |  |  |  |  |   |  |   |  |   |   |  |   |  |
|---|--|--|--|--|---|--|---|--|---|---|--|---|--|
| <b>LEGEND:</b><br>F.I.P. - FOUND IRON PIPE<br>F.C.M. - FOUND CONCRETE MONUMENT<br>F.I.R. - FOUND IRON ROD<br>S.I.R. - SET IRON ROD 1/2" LB #7410<br>P.R.C. - POINT OF REVERSE CURVATURE |  | FD. - FOUND<br>N.A.D. - NAIL AND DISK<br>P.O.L. - POINT ON LINE<br>P.C. - POINT OF CURVATURE<br>P.T. - POINT OF TANGENCY<br>P.I. - POINT OF INTERSECTION | R. - RADIUS<br>A. - ARC<br>C. - CHORD<br>Δ - DELTA<br>R/W - RIGHT OF WAY<br># - NUMBER | M/S - METAL SHED<br>ALUM. - ALUMINUM<br>W.H. - WATER HEATER<br>P.S. - PATIO STONE<br>C.P. - CARPORT<br>PL. - PLANTER | ESMT. - EASEMENT<br>M.H. - MANHOLE<br>CONC. - CONCRETE<br>CLR. - CLEAR<br>COL. - COLUMN<br>WD. - WOOD | O.H. - OVERHANG<br>GAR. - GARAGE<br>C/WD. - COVERED WOOD<br>C/P.S. - COVERED PATIO STONE<br>C/C - COVERED CONCRETE<br>A/C. - AIR CONDITIONER | P.C.C. - POINT OF COMPOUND CURVATURE<br>FIN. FLR. - FINISHED FLOOR ELEVATION<br>P.R.M. - PERMANENT REFERENCE MONUMENT<br>N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988 | -X-X-X- - FENCE<br>FE. - FENCE<br>C.L.F. - CHAIN LINK FENCE<br>-//-- - ADJACENT FENCE<br>ADJ. - ADJACENT | MAS. - MASONRY<br>FRM. - FRAME<br>G.I. - GRATE INLET<br>C.B. - CATCH BASIN<br>W.H. - WATER HEATER | B.C. - BACK OF CURB<br>E.P. - EDGE OF PAVEMENT<br>E.R. - EDGE OF ROAD<br>E.O.W. - EDGE OF WATER<br>T.O.B. - TOP OF BANK | (M) - MEASURED<br>N. - NORTH<br>S. - SOUTH<br>E. - EAST<br>W. - WEST | BLK. - BLOCK<br>S/W - SEAWALL<br>ASPH. - ASPHALT<br>UTIL. - UTILITY<br>DR. - DRAINAGE | S.P. - SCREENED PORCH<br>-P-P- OVERHEAD POWER LINES<br>-T-T- OVERHEAD TELEPHONE LINES<br>P.P. - POWER POLE<br>T.B.M. - TEMPORARY BENCHMARK |
|---|--|--|--|--|---|--|---|--|---|---|--|---|--|