

ORDINANCE NO. 23-3

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.

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

THAT PART OF THE "RIDGEWOOD MASTER ASSOCIATION, INC." PARCEL AS
PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 6708, PAGE 1742
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SITUATED IN
THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 16
EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

[illegible]

CONTAINING 1,600 SQUARE FEET (0.036 ACRES), MORE OR LESS.
20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

[illegible]

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 07°49'51" WEST, RANGE 18 EAST, PINELLAS COUNTY, FLORIDA; THENCE NORTH 00°49'51" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR 548.18 FEET; THENCE SOUTH 88°11'08" WEST FOR 953.25 FEET TO THE SOUTHEAST CORNER OF A 40 FEET BY 40 FEET TOWER PARCEL; THENCE NORTH 00°00'00" WEST ALONG THE EAST LINE OF SAID TOWER PARCEL FOR 300.00 FEET TO THE POINT OF BEGINNING OF THE CENTRINE ACRES; THENCE NORTH 48°48'42" EAST FOR 300.00 FEET TO THE POINT OF BEGINNING OF THE UTILITY EASEMENT; THENCE NORTH 48°48'42" EAST FOR 300.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, 48.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 59°32'08", AND A CHORD OF 48.65 FEET THAT BEARS NORTH 79°34'48" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR 51.95 FEET TO A POINT OF TANGENCY; THENCE SOUTHERLY 70°39'09" EAST FOR 58.43 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF RIDGEMOOR DRIVE (60 FEET WIDE RIGHT-OF-WAY) AND THE LINE OF TERMINUS DRIVE (60 FEET DESCRIBED CENTERLINE).

CONTAINING 4,601 SQUARE FEET (0.106 ACRES), MORE OR LESS.
10 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(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 OF PINELLAS COUNTY, FLORIDA, SITUATED IN
THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18
EAST OF SAID COUNTY, LYING WITHIN 5 FEET OF BOTH SIDES OF A
CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 10 EAST, PELLAS COUNTY, FLORIDA; THENCE NORTH 00°45'51" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR 548.18 FEET; THENCE SOUTH 88°11'08" WEST FOR 953.25 FEET TO THE SOUTHEAST CORNER OF A 40 FEET BY 40 FEET TOWER PACE; THENCE SOUTH 88°11'08" WEST ALONG THE SOUTH LINE OF SAID TOWER PARCEL FOR 40.00 FEET TO THE SOUTHWEST CORNER OF SAID TOWER PARCEL; THENCE NORTH 00°48'51" WEST ALONG THE WEST LINE OF SAID TOWER PARCEL FOR 34.80 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREN DESCRIBED TO FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT; THENCE NORTH 00°48'51" WEST FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE WEST LINE OF SAID TOWER PARCEL FOR 71.00 FEET; THENCE SOUTH 88°54'48" EAST FOR 10.00 FEET TO THE POINT OF TERMINUS OF THE HEREN DESCRIBED CENTERLINE.

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

PROPERTY DESCRIPTIONS

PARENT PARCEL:
 14750A, GENTING MOON, 6700, 4413, 1742)

TRACT 24C

Dr. TRACY is a graduate of the University of Michigan, where he received his M.D. in 1954. He is currently a resident in the Department of Psychiatry at the University of Michigan Medical Center, Ann Arbor, Michigan. He is currently a resident in the Department of Psychiatry at the University of Michigan Medical Center, Ann Arbor, Michigan. He is currently a resident in the Department of Psychiatry at the University of Michigan Medical Center, Ann Arbor, Michigan.

[illegible]

STAND LAND CONTAINS 6.49 ACRES. MORE OR LESS.

DATE	TIME	DESCRIPTION
A	06/07/77	RECEIVED SET ISSUED
B	06/07/77	FINAL CD ISSUED
1	07/07/77	ACTUAL RECEIVED
2	11/07/77	ACTUAL RECEIVED

FORM	INT	10000402	CHECKED BY:
10000402	INT		MLK

VERTEX
DEVELOPMENT, LLC
1030 WEST KENNETH BOULEVARD
THIEN, FLORIDA 33509
P44 (813) 335-1785



GEN
ENGINEERING

2730 BOA BOULEVARD
DADESBURY, FLORIDA 33444
(813) 977-2871
CEN 4 35405

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and a new station.

UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

DAVID L. KROGER, PE
PROFESSIONAL ENGINEER, No. 52060

**RIDGEMOOR
FL-5280**

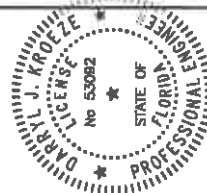
RODOLPH DR.
PALM HARBOR, FL 34686

UNIT 10

PROPERTY DESCRIPTIONS

CONCLUSIONS

C-2



10 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT (PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "RIDGEMOOR MASTER ASSOCIATION, INC.," PARCEL AS
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EAST OF SAID COUNTY, LYING WITHIN 5 FEET OF BOTH SIDES OF A
CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 27, RANGE 1E, EAST, PELLSA COUNTY, FLORIDA; THENCE NORTH 00°45'51" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR 548.18 FEET; THENCE SOUTH 88°11'08" WEST FOR 953.25 FEET TO THE SOUTHEAST CORNER OF A 40 FEET BY 40 FEET TOWER PARCEL; THENCE SOUTH 88°11'08" WEST ALONG THE SOUTH LINE OF SAID TOWER PARCEL FOR 40.00 FEET TO THE SOUTHWEST CORNER OF SAID TOWER PARCEL; THENCE NORTH 00°48'51" WEST ALONG THE WEST LINE OF SAID TOWER PARCEL FOR 34.80 FEET TO THE POINT OF BEGINNING OF THE CORRELATION OF THE HEREIN DESCRIBED 10 FOOT WIDE NON-EXCLUSIVE EASEMENT; THENCE NORTH 00°48'51" WEST FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE CORRELATION OF THE HEREIN DESCRIBED 10 FOOT WIDE NON-EXCLUSIVE EASEMENT; THENCE NORTH 00°48'51" WEST FOR 677.32 FEET TO THE POINT OF BEGINNING OF THE CORRELATION OF THE HEREIN DESCRIBED 10 FOOT WIDE NON-EXCLUSIVE EASEMENT; THENCE NORTH 00°48'51" WEST FOR 71.00 FEET; THENCE SOUTH 88°54'48" EAST FOR 10.00 FEET TO THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CORRELATION.

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