

ORDINANCE NO. 25-12

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA, BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 4.0 ACRES LOCATED AT 2261 TAMPA ROAD IN PALM HARBOR, UNINCORPORATED PINELLAS COUNTY; LOCATED IN SECTION 07, TOWNSHIP 28 SOUTH, RANGE 16 EAST; FROM RESIDENTIAL SUBURBAN TO INSTITUTIONAL; 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 17th day of June, 2025, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 4.0 acres located at 2261 Tampa Road in Palm Harbor, unincorporated Pinellas County, referenced as Case FLU-25-02, upon application of St. Philopateer Mercurius Coptic Orthodox Church, from Residential Suburban to Institutional. 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 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.

APPROVED AS TO FORM
By: Derrill McAttee
Office of the County Attorney

ATTACHMENT “A”



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MARCH 7, 2024

TITLE CERTIFICATION LETTER

RE: PROPOSED FUTURE LAND USE AMENDMENT OF 2261 TAMPA ROAD, PALM HARBOR, FL 34683

This is to certify that I, CLAY A. GILMAN, Esq., have examined the Public Records of Pinellas County, State of Florida, in regards to the following described property:

PARCEL 1:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 16 EAST; PINELLAS COUNTY, FLORIDA; THENCE NORTH 00°07'44" EAST 402.91 FEET; THENCE NORTH 86°06'12" WEST 360 FEET; THENCE SOUTH 00°01'37" EAST 99 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00°01'37" EAST 194.17 FEET; THENCE SOUTH 00°09'17" WEST 246.37 FEET; THENCE CURVE RT RAD 7949.92 FEET, ARC 60.58 FEET AND CHORD BEARING NORTH 86°37'25" WEST 60.58 FEET; THENCE NORTH 86°24'19" WEST 104.49 FEET; THENCE NORTH 00°09'17" EAST 246.61 FEET; THENCE NORTH 00°01'37" WEST 183.82 FEET; THENCE NORTH 89°58'23" EAST 165.01 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT-OF-WAY.

PARCEL 2:

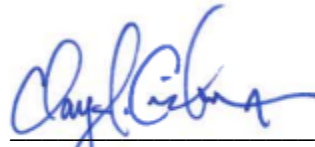
BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; RUN THENCE NORTH 00°07'44" EAST, ALONG THE 40 ACRE LINE, 123.38 FEET; THENCE NORTH 86°06'12" WEST, 359.22 FEET; THENCE SOUTH 00°01'37" EAST, 277.51 FEET; THENCE SOUTH 86°26'15" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 584, A DISTANCE OF 358.33 FEET; THENCE NORTH 00°07'44" EAST, ALONG THE 40 ACRE LINE, 152.19 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ROAD RIGHT-OF-WAY.

PARCEL 3:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA FOR A POINT OF REFERENCE; THENCE RUNNING SOUTH 00° 07' 44" WEST, A DISTANCE OF 929.82 FEET; THENCE RUNNING NORTH 86° 06' 12" WEST, A DISTANCE OF 30.06 FEET TO THE WESTERLY RIGHT OF WAY LINE OF RIVIERE ROAD; THENCE RUNNING WITH SAID LINE, SOUTH 00° 07' 44" WEST, A DISTANCE OF 151.53 FEET; THENCE DEPARTING SAID LINE, AND RUNNING WITH THE NORTH LINE OF PARCEL 07-28-16-00000-220-1000, NORTH 86° 06' 12" WEST, A DISTANCE OF 179.00 FEET TO THE POINT OF BEGINNING; THENCE RUNNING WITH THE WEST LINE OF SAID PARCEL 07-28-16-00000-220-1000, SOUTH 00° 07' 44" WEST, A DISTANCE OF 128.00 FEET, MORE OR LESS, TO THE NORTH LINE OF ADJACENT PARCEL 07-28-16-00000-220-1100; THENCE RUNNING WITH NORTH LINE OF SAID PARCEL NORTH 86° 06' 12" WEST, A DISTANCE OF 150.16 FEET, MORE OR LESS TO THE EAST LINE OF ADJACENT PARCEL 07-28-16-00000-220-0900; THENCE RUNNING WITH SAID LINE NORTH 00° 01' 37" WEST, A DISTANCE OF 128.02 FEET, MORE OR LESS; THENCE DEPARTING SAID LINE AND RUNNING SOUTH 86° 06' 12" EAST, A DISTANCE OF 150.51 FEET TO THE POINT OF BEGINNING.

I find the recorded titleholder to the above vested in ST. PHILOPATEER MERCURIUS COPTIC ORTHODOX CHURCH, INC., a Florida not-for-profit corporation ("Titleholder"), which is the same company that appears on the survey of the property.

Titleholder's interest is subject to that certain mortgage in favor of Centerstate Bank, N.A., a national association, by instrument recorded in Book 20880, page 772, of the Official Records of Pinellas County, Florida (attached hereto as Exhibit "A").



Clay A. Gilman, Esq.