

STATE OF FLORIDA

COUNTY OF PINELLAS

I, KEN BURKE, Clerk of the Circuit Court and Ex-officio Clerk to the Board of County Commissioners, in and for the State and County aforesaid, DO HEREBY CERTIFY that the foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners of Pinellas County, Florida, on October 29, 2024 relative to:

ORDINANCE NO. 24-33

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA, BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 0.26 ACRE LOCATED AT 1310 GOODEN CROSSING IN THE LARGO AREA OF UNINCORPORATED PINELLAS COUNTY; LOCATED IN SECTION 04, TOWNSHIP 30 SOUTH, RANGE 15 EAST; FROM COMMERCIAL NEIGHBORHOOD TO RESIDENTIAL LOW; AND PROVIDING AN EFFECTIVE DATE

IN WITNESS WHEREOF, I hereunto set my hand and official seal this October 29, 2024.



KEN BURKE  
Clerk of the Circuit Court  
and Ex-officio Clerk to the  
Board of County Commissioners

By:

Derelynn Revie, Deputy Clerk

**From:** [County Ordinances](#)  
**To:** [Clerk Board Records](#); [County Ordinances](#)  
**Cc:** [Eres, Christian L](#); [Revie, Derelynn H](#); [DiNapoli, Franchesca](#); [Hooey, Docia A](#)  
**Subject:** RE: Pinellas County Ordinance - PIN20241029\_Ordinance2024\_24-33  
**Date:** Thursday, October 31, 2024 11:11:48 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[Pinellas20241031\\_Ordinance24\\_33\\_Ack.pdf](#)

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Good morning,

Attached is the acknowledgement letter for Pinellas County Ordinance No. 24-33.

Best,

**Alexandra Leijon**

Administrative Code and Register Director  
Office of General Counsel  
Department of State  
Room 701 The Capitol | Tallahassee, FL  
P: (850)245-6270

**From:** Clerk Board Records <BoardRecords@mypinellasclerk.gov>  
**Sent:** Thursday, October 31, 2024 11:02 AM  
**To:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Cc:** Eres, Christian L <ceres@mypinellasclerk.gov>; Revie, Derelynn H <drevie@mypinellasclerk.gov>; DiNapoli, Franchesca <fdinapoli@mypinellasclerk.gov>; Hooey, Docia A <dhooley@mypinellasclerk.gov>  
**Subject:** Pinellas County Ordinance - PIN20241029\_Ordinance2024\_24-33

**EMAIL RECEIVED FROM EXTERNAL SOURCE**

The attachments/links in this message have been scanned by Proofpoint.

Sender Full Name:	Ken Burke, Clerk of the Circuit Court and Comptroller <a href="#">Derelynn Revie</a> , Deputy Clerk, Board Records Department
Sender Phone number:	(727) 464-3458
County Name:	<b>Pinellas</b>
Ordinance Number:	<b>PIN20241029_Ordinance2024_24-33</b>

---

Thank you!

*Docia Hooley*

Records Specialist III  
Board Records Department  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court St., 5<sup>th</sup> Floor, Clearwater, FL 33756  
Office (727)464-3464

[dhooey@mypinellasclerk.gov](mailto:dhooey@mypinellasclerk.gov) | [www.mypinellasclerk.gov](http://www.mypinellasclerk.gov)

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ORDINANCE NO. 24-33

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA, BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 0.26 ACRE LOCATED AT 1310 GOODEN CROSSING IN THE LARGO AREA OF UNINCORPORATED PINELLAS COUNTY; LOCATED IN SECTION 04, TOWNSHIP 30 SOUTH, RANGE 15 EAST; FROM COMMERCIAL NEIGHBORHOOD 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 29<sup>th</sup> day of October 2024, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 0.26 acre located at 1310 Gooden Crossing in the Largo area of unincorporated Pinellas County, referenced as Case FLU-24-02, upon application of Habitat for Humanity of Pinellas and West Pasco Counties through Sean King, CSO, from Commercial Neighborhood to Residential Low. 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 Retail & Services to Residential Low 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 McIteer  
Office of the County Attorney

## **ATTACHMENT “A”**

***Investors Title & Settlement Services, Inc.***

*413 S. MacDill Avenue, Tampa, Florida 33609  
Telephone (813) 879.0261 Facsimile (813) 879.5553*

**Title Certificate**

DATE: June 3, 2024

EFFECTIVE DATE: May 16, 2024

TO: Habitat for Humanity of Pinellas County, Inc.  
13355 49<sup>th</sup> Street N., Suite B  
Clearwater, FL 33762

Re: 1310 Gooden Xing, Seminole, FL 33778 (North Lot)

File No.: PIR1062

To Whom It May Concern:

In accordance with Florida Statutes Section 177.041 this is to certify to the County of Pinellas, that we have made a thorough search of the Public Records of Pinellas, County, Florida, as contained in the office of the Clerk of the Circuit Court, with reference to the last Deed of record and any Easements, unsatisfied Mortgages, Judgments and Liens of record against the following described property, lying and being in Pinellas County, Florida. To-wit:

A PORTION OF THE EAST 100 FEET OF WEST 358.80 FEET OF THE NORTH 130 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, LESS ROAD RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORDS BOOK 5237, PAGE 2120 AND LESS ROAD RIGHT-OF-WAY PER ROAD PLAT BOOK B, PAGE 159 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE N00°13'37"E ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 4, 664.80 FEET TO A POINT

ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE S88°59'58"E ALONG SAID NORTH LINE, 1024.17 FEET; THENCE S00°18'50"W, 10.48 FEET TO THE POINT OF BEGINNING; THENCE S00°09'45"W, 4.52 FEET; THENCE S00°16'29"W, 56.09 FEET; THENCE N89°00'14"W, 99.64 FEET TO A POINT ALONG THE EAST RIGHT-OF-WAY OF 13TH LANE SOUTHWEST AS RECORDED IN OFFICIAL RECORDS BOOK 5133, PAGE 627, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N00°17'16"E ALONG SAID EAST RIGHT-OF-WAY OF 13TH LANE SOUTHWEST, A DISTANCE OF 56.02 FEET; THENCE N45°37'33"E ALONG THE SOUTHEASTERLY BOUNDARY OF THAT RIGHT-OF-WAY TAKING AS DESCRIBED IN OFFICIAL RECORDS BOOK 5237, PAGE 2120, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 2.13 FEET TO A POINT ALONG THE SOUTH RIGHT-OF-WAY OF GOODEN CROSSING AS DEDICATED IN ROAD DEED BOOK B, PAGE 159, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF GOODEN CROSSING THE FOLLOWING THREE (3) COURSES: (1) S89°48'58"E, A DISTANCE OF 39.97 FEET; (2) N87°19'34"E, A DISTANCE OF 31.72 FEET; (3) N89°58'22"E, A DISTANCE OF 26.45 FEET TO THE POINT OF BEGINNING.

And from said search we find the following, to-wit:

OWNER: Habitat for Humanity of Pinellas County, Inc., a Florida corporation

BY VIRTUE OF: Warranty Deed in Official Record Book 22141, Page 794

SUBJECT TO: The following:

1. Road right-of-way in Official Record Book 5237, Page 1350
2. Ordinance by the City of Largo in Official Record Book 4433, Page 1715

All in the Public Records of Pinellas County, Florida.

SUBJECT TO: The following Mortgages, Judgments, and Liens not satisfied or released of record nor otherwise terminated by law:

1. Mortgage to Pinellas County in Official Record Book 22092, Page 618
2. Land Use Restriction Agreement in Official Record Book 22092, Page 631

County taxes appear paid up to and including the year 2023.



Investors Title & Settlement Services, Inc. assumes no responsibility for any defects or omissions, in any instance, in or from the instruments appearing in the chain of title to the property described herein, which defects or omissions would render such instruments or instruments void or voidable. As this service is furnished for a nominal consideration, the liability of the Company shall not in any event exceed the amount of the charge made for such service.

This Title Certificate is prepared pursuant to Florida Statute 177.041(2).

IN WITNESS HEREOF Investors Title & Settlement Services, Inc. has caused this title Certificate to be executed in its name, and its Corporate Seal to be hereunto affixed, this 3<sup>rd</sup> day of June, 2023.

***Investors Title & Settlement Services, Inc.***

By: \_\_\_\_\_

Jeffrey D Fishman, President

***Investors Title & Settlement Services, Inc.***

*413 S. MacDill Avenue, Tampa, Florida 33609  
Telephone (813) 879.0261 Facsimile (813) 879.5553*

**Title Certificate**

DATE: June 3, 2024  
EFFECTIVE DATE: May 16, 2024

TO: Habitat for Humanity of Pinellas County, Inc.  
13355 49<sup>th</sup> Street N., Suite B  
Clearwater, FL 33762

Re: 1310 Gooden Xing, Seminole, FL 33778 (South Lot)

File No.: PIR1062

To Whom It May Concern:

In accordance with Florida Statutes Section 177.041 this is to certify to the County of Pinellas, that we have made a thorough search of the Public Records of Pinellas, County, Florida, as contained in the office of the Clerk of the Circuit Court, with reference to the last Deed of record and any Easements, unsatisfied Mortgages, Judgments and Liens of record against the following described property, lying and being in Pinellas County, Florida. To-wit:

A PORTION OF THE EAST 100 FEET OF WEST 358.80 FEET OF THE NORTH 130 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, LESS ROAD RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORDS BOOK 5237, PAGE 2120 AND LESS ROAD RIGHT-OF-WAY PER ROAD PLAT BOOK B, PAGE 159 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE S88°59'58"E ALONG SAID NORTH LINE, 1024.17 FEET; THENCE S00°18'50"W, 10.48 FEET; THENCE S00°09'45"W, 4.52 FEET; THENCE S00°16'29"W, 56.09 FEET TO THE POINT OF BEGINNING; THENCE S00°16'20"W, 58.90 FEET; THENCE N88°59'56"W, 99.64 FEET TO A POINT ALONG THE EAST RIGHT-OF-WAY OF 13TH LANE SOUTHWEST AS RECORDED IN OFFICIAL RECORDS BOOK 5133, PAGE 627, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N00°16'12"E ALONG SAID EAST RIGHT-OF-WAY OF 13TH LANE SOUTHWEST, A DISTANCE OF 58.89 FEET; THENCE S89°00'14"E, 99.64 FEET TO THE POINT OF BEGINNING.

And from said search we find the following, to-wit:

OWNER: Habitat for Humanity of Pinellas County, Inc., a Florida corporation

BY VIRTUE OF: Warranty Deed in Official Record Book 22141, Page 794

SUBJECT TO: The following:

1. Road right-of-way in Official Record Book 5237, Page 1350
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County taxes appear paid up to and including the year 2023.

Investors Title & Settlement Services, Inc. assumes no responsibility for any defects or omissions, in any instance, in or from the instruments appearing in the chain of title to the property described herein, which defects or omissions would render such instruments or instruments void or voidable. As this service is furnished for a nominal consideration, the liability of the Company shall not in any event exceed the amount of the charge made for such service.

This Title Certificate is prepared pursuant to Florida Statute 177.041(2).

IN WITNESS HEREOF Investors Title & Settlement Services, Inc. has caused this title Certificate to be executed in its name, and its Corporate Seal to be hereunto affixed, this 3<sup>rd</sup> day of June, 2023.

***Investors Title & Settlement Services, Inc.***

By:  \_\_\_\_\_

Jeffrey D Fishman, President

**From:** [Clerk Board Records](#)  
**To:** ["countyordinances@dos.myflorida.com"](mailto:countyordinances@dos.myflorida.com)  
**Cc:** [Eres, Christian L](#); [Revie, Derelynn H](#); [DiNapoli, Franchesca](#); [Hooey, Docia A](#)  
**Subject:** Pinellas County Ordinance - PIN20241029\_Ordinance2024\_24-33  
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[image004.png](#)  
[PIN20241029\\_Ordinance2024\\_24-33.pdf](#)

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Sender Full Name:	Ken Burke, Clerk of the Circuit Court and Comptroller <a href="#">Derelynn Revie</a> , Deputy Clerk, Board Records Department
Sender Phone number:	(727) 464-3458
County Name:	<b>Pinellas</b>
Ordinance Number:	<b>PIN20241029_Ordinance2024_24-33</b>

Thank you!

*Docia Hooey*

Records Specialist III  
Board Records Department  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court St., 5<sup>th</sup> Floor, Clearwater, FL 33756  
Office (727)464-3464  
[dhooey@mypinellasclerk.gov](mailto:dhooey@mypinellasclerk.gov) | [www.mypinellasclerk.gov](http://www.mypinellasclerk.gov)  
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FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

October 31, 2024

Honorable Ken Burke  
Clerk of the Circuit Court  
Pinellas County Courthouse  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, Florida 33756

Dear Ken Burke:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pinellas County Ordinance No. 24-33, which was filed in this office on October 31, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL