

ORDINANCE NO. 24-2

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 1.02 ACRES LOCATED AT 3320 70<sup>TH</sup> AVENUE N IN LEALMAN; LOCATED IN SECTION 35, TOWNSHIP 30 SOUTH, RANGE 16 EAST; FROM RESIDENTIAL LOW TO RESIDENTIAL URBAN; 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 30<sup>st</sup> day of January 2024, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 1.02 acres located at 3320 70<sup>th</sup> Avenue N in Lealman, referenced as Case FLU-23-08, and owned by Igor and Olga Melnichuk, through Alex Rios, RIOS Architecture Inc., Representative, from Residential Low to Residential Urban. See Attachment "A" for the Legal Description.

Section 2. This Ordinance shall be published in accordance with the requirements of law.

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) 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.

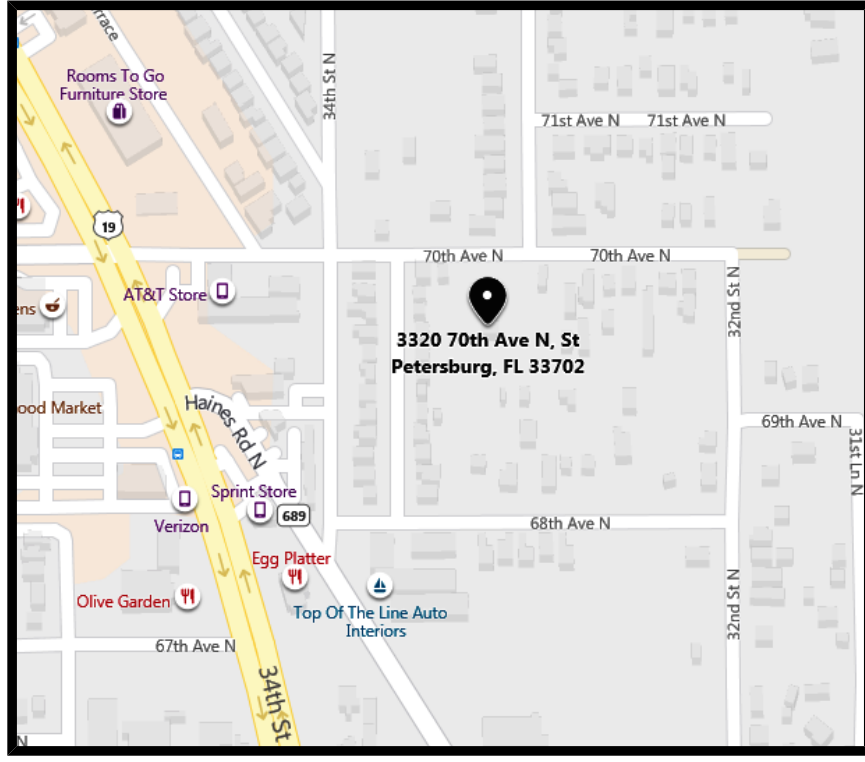
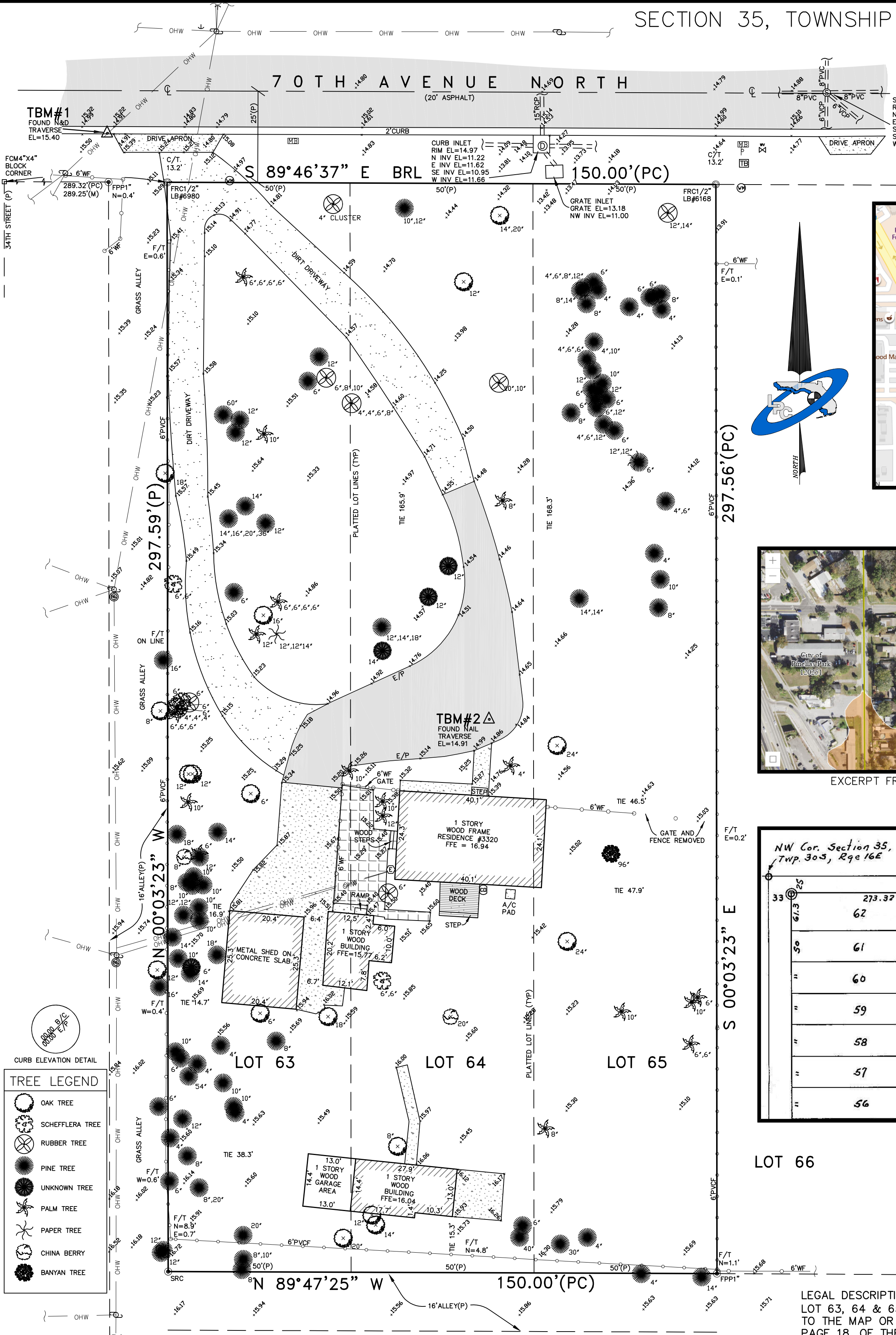
**APPROVED AS TO FORM**

By: Derrill McAteer  
Office of the County Attorney

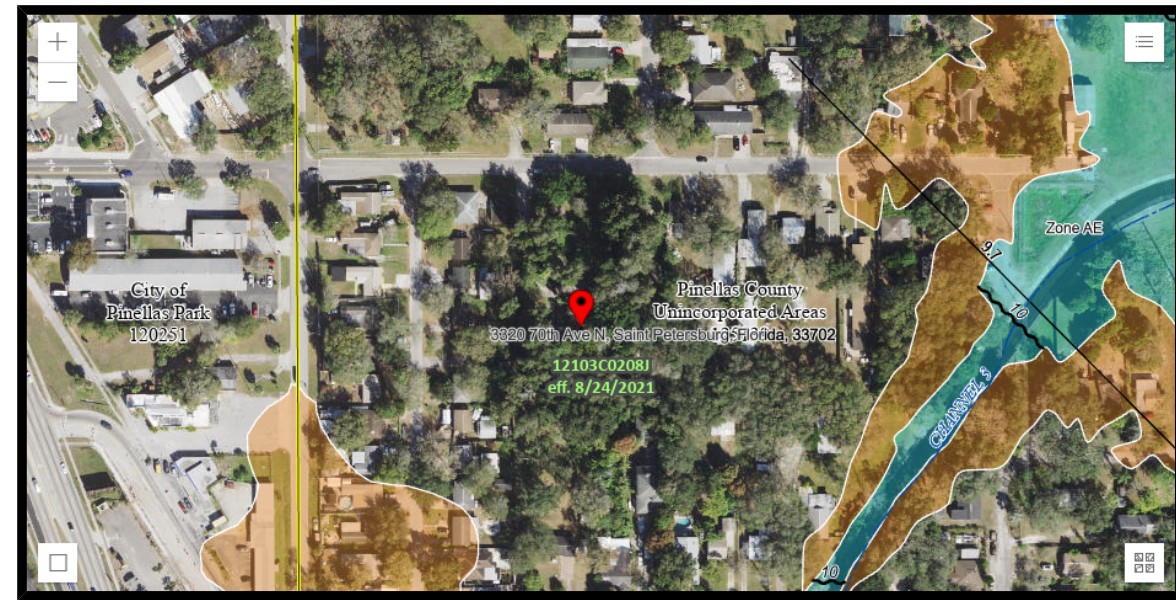
## **ATTACHMENT “A”**



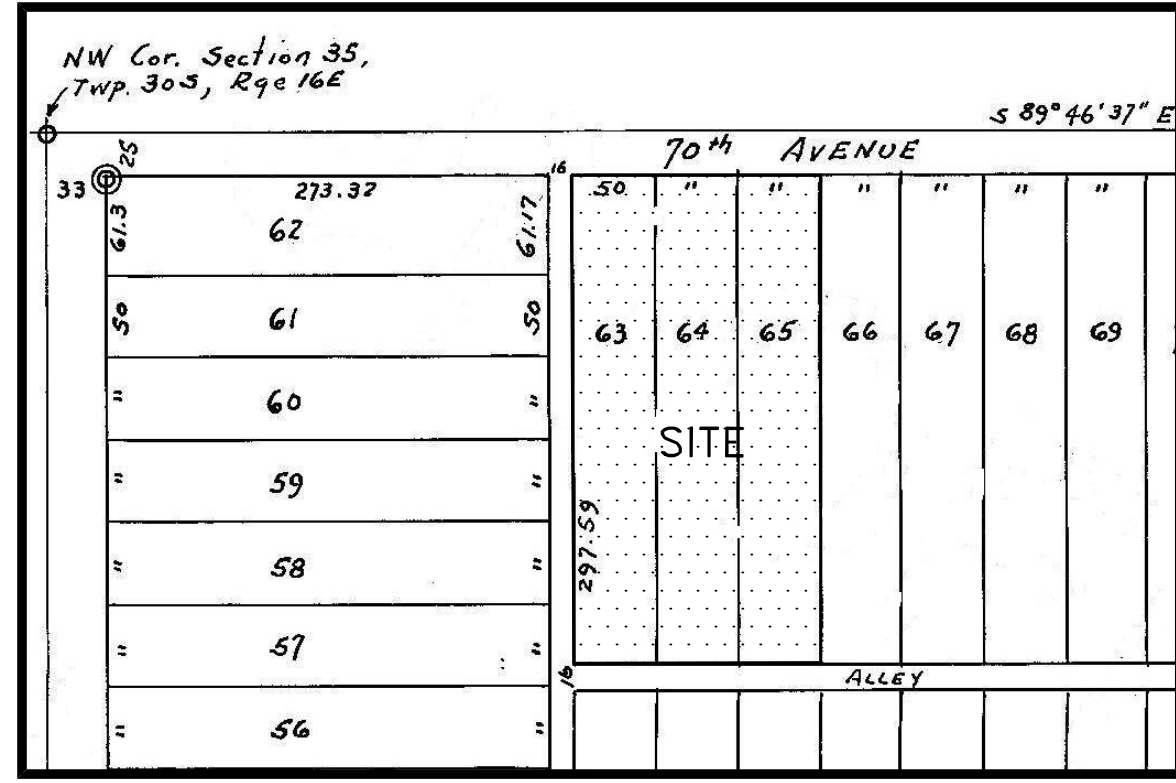
SECTION 35, TOWNSHIP 30 SOUTH, RANGE 16 EAST,  
PINELLAS COUNTY, FLORIDA



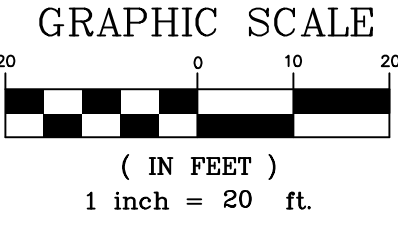
VICINITY MAP VIA BING WEBSITE NTS



EXCERPT FROM FIRM MAP VIA FEMA WEBSITE NTS



EXCERPT OF PLAT NTS



LEGAL DESCRIPTION: (PER TITLE COMMITMENT)  
LOT 63, 64 & 65, E.C. BAUGHMAN'S GARDEN HOMES, ACCORDING  
TO THE MAP AND PLAT THEREOF, AS RECORDED IN PLAT BOOK 25,  
PAGE 18, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND	
BRL BEARING REFERENCE LINE	FIR FOUND REBAR NO CAP SIZE AS NOTED
POL POINT ON LINE	FOP FOUND OPEN PIPE SIZE AS NOTED
(R) RADIAL	FPP FOUND PINCHED PIPE SIZE AS NOTED
(PC) PLAT COMPUTED MEASUREMENT	F "x" CUT FOUND "x" CUT IN CONCRETE
(D) DEED	FRC FOUND REBAR AND CAP N&T NAIL AND TIN TAB
(M) MEASURED	FCM FOUND CONCRETE MONUMENT SIZE AS NOTED
(P) PLAT	SIR SET IRON ROD
POB POINT OF BEGINNING	SN&D SET NAIL AND DISK LB #6168
PCP PERMANENT CONTROL POINT	ERCIP ELLIPTICAL REINFORCED CONCRETE PIPE
POC POINT OF COMMENCEMENT	RCP REINFORCED CONCRETE PIPE
PCP POINT OF CURVATURE	PVC POLYVINYL CHLORIDE PIPE
PI POINT OF INTERSECTION	VCP VITRIFIED CLAY PIPE
PRM PERMANENT REFERENCE MONUMENT	XX FIRE HYDRANT
TBM TEMPORARY BENCHMARK	① DRAINAGE MANHOLE
C/T CURB TIE	② SANITARY MANHOLE
F/T FENCE TIE	③ TELEPHONE BOX
S/W SIDEWALK	④ TOP OF BANK
WF WOOD FENCE	⑤ LIGHT POLE
PVCF POLYVINYL CHLORIDE FENCE	⑥ POWER POLE
C/S CONCRETE SLAB	⑦ TELEPHONE PEDESTAL
FFE FINISHED FLOOR ELEVATION	⑧ MAILBOX
EL ELEVATION	⑨ ELECTRIC BOX
E/P EDGE OF PAVEMENT	⑩ CABLE BOX
OHW OVERHEAD WIRE	⑪ SPRINKLER CONTROL BOX
N&D NAIL AND DISK	⑫ WATER METER

**SURVEYORS REPORT**

1.) THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY. ITS PRIMARY PURPOSE IS TO DOCUMENT THE PERIMETER OF THE DESCRIBED LANDS BY ESTABLISHING OR REESTABLISHING BOUNDARY CORNERS AND LOCATING IMPROVEMENTS & TO DOCUMENT SELECTED NATURAL AND ARTIFICIAL FEATURES OF THE SURFACE TO DETERMINE HORIZONTAL AND VERTICAL SPATIAL RELATIONS.

2.) THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE PURSUANT TO 5J-17 FLORIDA ADMINISTRATIVE CODE FOR THIS TYPE OF SURVEY AND IS NOT INTENDED TO MEE ANY ADDITIONAL OR NATIONAL STANDARDS.

3.) SURVEY DONE IN CONJUNCTION WITH PRIOR TITLE COMMITMENT ORDER #355571, DATED 4/14/2020, ISSUED BY TITLE INSURANCE COMPANY.

THE SURVEY IS SUBJECT TO THE FOLLOWING:

- TC#5 - RESTRICTION, COVENANTS, EASEMENTS AND OTHER MATTERS CONTAINED ON PLAT OF EC BAUGHMAN'S GARDEN HOMES, PLAT BOOK 25, PAGE 18. (SHOWN HEREON)
- TC#6 - EASEMENTS SET FORTH IN DEED BOOK 1086, PAGE 534, TOGETHER WITH PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4121, PAGE 850. (DOCUMENT IS ILLEGIBLE THEREFORE NOT SHOWN HEREON)
- TC#7 - EASEMENTS AGREEMENT PER OFFICIAL RECORDS BOOK 6669, PAGE 388. (DOES NOT PROTRACT OVER PROPERTY THEREFORE NOT SHOWN HEREON)
- TC#8 - RESOLUTION NO. 10-68 OFFICIAL RECORDS BOOK 16921, PAGE 1553. (DOES NOT AFFECT PROPERTY THEREFORE NOT SHOWN HEREON)

4.) THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.

5.) THE BEARING BASIS IS PER PLAT. THE BEARING REFERENCE LINE IS SOUTH R/W LINE OF 70 TH STREET NORTH BEING S 89°46'37" E. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.

6.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.) IT IS THE OPINION OF THIS SURVEYOR THAT THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X" IN ACCORDANCE WITH F.I.R.M. MAP #12103C0208J, PINELLAS COUNTY, FLORIDA. EFFECTIVE DATE 8/24/2021.

8.) CERTIFICATION IS NOT TRANSFERABLE.

9.) COPYRIGHT © LAND PRECISION CORPORATION. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.

10.) DIMENSION WITH "DE" DENOTES MEASUREMENT FROM BUILDING FOUNDATION TO PROPERTY LINE.

11.) ELEVATIONS BASED ON PINELLAS COUNTY BENCHMARK #LEALMAN C AZ MK 1" ELEVATION 16.16. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

CERTIFY TO:

IGOR & OLGA MELNICHUK

DRAWN BY: WT & JREIII

CHECKED BY: VEC

UPDATES/HISTORY: SHEET 1 OF 1

4/29/2020 - PREVIOUS SURVEY-JOB #20089

**MELNICHUK PROPERTY**  
3320 70TH AVENUE N  
ST. PETERSBURG, FL

LAND PRECISION CORPORATION

2683 SUNSET POINT ROAD  
CLEARWATER, FL 33759  
727-796-2737  
FAX 727-796-3326

LB#6168

SURVEYING  
MAPPING - PLANNING

JOB NUMBER: 23028

DATE SURVEYED: 4/11/2023