

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 0.65 ACRE LOCATED AT 1201 GOODEN CROSSING IN UNINCORPORATED LARGO LOCATED IN SECTION 04, TOWNSHIP 30, RANGE 15; 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 22nd day of June 2021, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 0.65 acre located at 1201 Gooden Crossing in unincorporated Largo. Referenced as Case Z/LU-21-03, and owned by Habitat for Humanity of Pinellas County, Inc., from Commercial Neighborhood to Residential Low. See Attached Legal Descriptions: Parcels Unplatted, A, B & C

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 the 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: David S. Sadowsky
Office of the County Attorney

LEGAL DESCRIPTIONS

UNPLATTED

BEGINNING 30 FEET WEST OF THE SE CORNER OF THE NORTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, RUN NORTH 182.46 FEET, WEST 215.00 FEET, SOUTH 182.46 FEET, EAST 215.00 FEET TO THE POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE SE CORNER OF THE NORTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST; THENCE N88°59'45"W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4 (BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION) FOR 77.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N88°59'45"W ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4 FOR 168.44 FEET; THENCE LEAVING SAID SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, N0018°00"E FOR 33.00 FEET; THENCE S88°58'45"E FOR 173.33 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN O.R. BOOK 5440, PAGE 963, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S59°47'18"W ALONG SAID WEST LINE FOR THAT CERTAIN PROPERTY AS DESCRIBED IN O.R. BOOK 5440, PAGE 963, FOR 5.79 FEET; THENCE CONTINUE ALONG SAID WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN O.R. BOOK 5440, PAGE 963, S00°06'23"W FOR 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL A:

COMMENCING AT THE S.E. CORNER OF THE N. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, RUN NORTH 89°59'45" WEST, ALONG THE SOUTH BOUNDARY OF THE N. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, 246.08 FEET; THENCE RUN NORTH 0018°00" EAST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°21'22" EAST, 149.73 FEET; THENCE RUN SOUTH 88°59'21" EAST 60.00 FEET; THENCE RUN SOUTH 00°21'33" EAST, 149.80 FEET; THENCE RUN SOUTH 88°55'23" EAST, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8985.11 SQUARE FEET OR 0.21 ACRES, MORE OR LESS.

PARCEL B:

COMMENCING AT THE S.E. CORNER OF THE N. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, RUN NORTH 89'59'45" WEST, ALONG THE SOUTH BOUNDARY OF THE N. 1/2 OF THE S. W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, 246.08 FEET; THENCE RUN NORTH 00'18'00" EAST, 33.00 FEET; THENCE RUN SOUTH 88'55'23" EAST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00'21'23" EAST, 149.8 FEET; THENCE RUN SOUTH 88'59'21" EAST, 60.00 FEET; THENCE RUN SOUTH 00'21'24" WEST, 149.87 FEET; THENCE RUN NORTH 88'55'23" WEST, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8989.31 SQUARE FEET OR 0.21 ACRES, MORE OR LESS.

PARCEL C:

COMMENCING AT THE S.E. CORNER OF THE N. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, RUN NORTH 89'59'45" WEST, ALONG THE SOUTH BOUNDARY OF THE N. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 4, TOWNSHIP 30 SOUTH, RANGE 15 EAST, 246.08 FEET; THENCE RUN NORTH 00'18'00" EAST, 33.00 FEET; THENCE RUN SOUTH 88'55'23" EAST, 120.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00'21'23" EAST, 149.87 FEET; THENCE RUN SOUTH 88'59'21" EAST, 72.86 FEET; THENCE RUN SOUTH 00'06'37" WEST, 137.67 FEET; THENCE RUN SOUTH 59'47'32" WEST, 23.17 FEET; THENCE RUN NORTH 88'55'23" WEST, 53.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 10844.26 SQUARE FEET OR 0.25 ACRES, MORE OR LESS.