

ORDINANCE NO. 8788-16

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE ZONING ATLAS OF THE CITY BY ZONING CERTAIN REAL PROPERTY LOCATED ON THE SOUTHWEST CORNER OF US HIGHWAY 19 NORTH AND COUNTRYSIDE BOULEVARD, WHOSE POST OFFICE ADDRESS IS 26508 US HIGHWAY 19 NORTH, CLEARWATER, FLORIDA 33761, AS COMMERCIAL (C); PROVIDING AN EFFECTIVE DATE.

WHEREAS, the assignment of a zoning district classification as set forth in this ordinance is found to be reasonable, proper and appropriate, and is consistent with the City's comprehensive plan; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, FLORIDA:

Section 1. The following described property in the City of Clearwater, Florida, is hereby rezoned, and the zoning atlas of the City is amended, as follows:

<u>Property</u>	<u>Zoning District</u>
See Exhibit A	From: Tourist (T) To: Commercial (C)

(REZ2015-09003)

The map attached as Exhibit B is hereby incorporated by reference.

Section 2. The City Engineer is directed to revise the zoning atlas of the City in accordance with the foregoing amendment.

Section 3. This ordinance shall take effect immediately upon adoption.

PASSED ON FIRST READING

PASSED ON SECOND AND FINAL
READING AND ADOPTED

George N. Cretekos
Mayor

Approved as to form:

Attest:

Camilo A. Soto
Assistant City Attorney

Rosemarie Call
City Clerk

EXHIBIT A

LEGAL DESCRIPTION

TRACT ONE:

That part of Southwest 1/4 of Southeast 1/4 of Section 30, Township 28 South, Range 16 East, Pinellas County, Florida, described as follows:

Commencing at the most Northerly corner of Lot 15, WOODGATE OF COUNTRYSIDE-UNIT ONE, as recorded in Plat Book 70, pages 13 and 14, Public Records of Pinellas County, Florida; thence run by a curve to the right, radius 1840 feet, arc 181.68 feet, chord North 41 degrees 47 minutes 54 seconds East, 181.60 feet, along the Southeasterly right of way line of Countryside Boulevard to a point of tangency; continue thence along said Southeasterly right of way line, North 53 degrees 51 minutes 32 seconds East, 823.17 feet for a POINT OF BEGINNING: Continue thence along said Southeasterly right of way line North 53 degrees 51 minutes 32 seconds East, 482.70 feet to the beginning of a tangent curve to the right, radius 25 feet, central angle 88 degrees 22 minutes 15 seconds; thence along the arc of said curve 38.56 feet to a point of reverse curve, said point also being on the Westerly right of way line of U.S. Highway #19, to the beginning of a tangent curve to the left, radius 2964.93 feet, central angle 5 degrees 07 minutes 42 seconds; thence along the arc of said curve and the Westerly right of way line of U.S. Highway #19, 265.38 feet to a point of tangency; thence South 42 degrees 53 minutes 54 seconds East, 60.33 feet along said Westerly right of way line of U.S. Highway #19; thence run South 53 degrees 51 minutes 32 seconds West, 325 feet; thence South 70 degrees 39 minutes 23 seconds West, 158.97 feet; thence South 53 degrees 51 minutes 32 seconds West, 57.01 feet; thence North 36 degrees 08 minutes 28 seconds West, 302.84 feet to the Southeasterly right of way line of said Countryside Boulevard and the Point of Beginning.

LESS AND EXCEPT THEREFROM THE TWO "OUT" PARCELS HEREINAFTER DESCRIBED:

"OUT" PARCEL ONE:

A parcel of land in Section 30, Township 28 South, Range 16 East, Pinellas County, Florida, said parcel of land being more specifically described as follows: Commence on the Southerly boundary of Section 30, Township 28 South, Range 16 East at a point 1275.00 feet North 89 degrees 35 minutes 37 seconds East of the Southwest corner of the Southeast 1/4 of said Section 30; run thence North 43 degrees 05 minutes 23 seconds West 690.35 feet; thence South 53 degrees 40 minutes 03 seconds West 100.70 feet to a Point of Beginning; thence North 43 degrees 05 minutes 23 seconds West 60.33 feet to the beginning of a curve concave to the Northeasterly having a radius of 2964.79 feet; thence Northwesterly along said curve 265.37 feet thru a central angle of 5 degrees 07 minutes 42 seconds to end of said curve and the beginning of a curve concave to the Southwesterly having a radius of 25.00 feet; thence from a tangent bearing of North 37 degrees 57 minutes 41 seconds West run Northwesterly along said curve 38.56 feet thru a central angle of 88 degrees 22 minutes 16 seconds to the end of said curve; thence South 53 degrees 40 minutes 04 seconds West 79.40 feet to the beginning of a curve concave to Southwesterly having a radius of 62.00 feet; thence from a tangent bearing of North 53 degrees 40 minutes 04 seconds East run Northeasterly along said curve 96.43 feet thru a central angle of 89 degrees 06 minutes 51 seconds to the end of said curve and the beginning of a curve concave to the Northwesterly having a radius of 3276.97 feet; thence from a tangent bearing of South 37 degrees 13 minutes 05 seconds East run Southeasterly along said curve 47.80 feet thru a central angle of 0 degrees 30 minutes 09 seconds to the end of said curve; thence South 40 degrees 31 minutes 31 seconds East 176.54 feet; thence

South 43 degrees 05 minutes 23 seconds East 64.33 feet; thence North 53 degrees 40 minutes 03 seconds East 47.33 feet to the Point of Beginning, being the same and identical property which was taken by the State of Florida Department of Transportation in the Order of Taking recorded October 7, 1986, in O.R. Book 6333, Page 1679.

"OUT" PARCEL TWO:

A parcel of land in Section 30, Township 28 South, Range 16 East, Pinellas County, Florida, said parcel of land being more specifically described as follows: From the most Northerly corner of Lot 15, WOODGATE OF COUNTRYSIDE, UNIT ONE, a subdivision as recorded in Plat Book 70, pages 13 and 14, Public Records of Pinellas County, Florida, bear Northeasterly along a curve to the right having a central angle of 5 degrees 39 minutes 26 seconds, a radius of 1840.00 feet, a long chord bearing of North 41 degrees 47 minutes 54 seconds East and a long chord distance of 181.60 feet; thence North 53 degrees 51 minutes 32 seconds East along the Southeasterly right-of-way of Countryside Boulevard a distance of 742.93 feet; thence continue North 53 degrees 51 minutes 32 seconds East along said Countryside Boulevard a distance of 80.24 feet to the POINT OF BEGINNING; thence continue North 53 degrees 51 minutes 32 seconds East along said Countryside Boulevard a distance of 64.00 feet; South 35 degrees 30 minutes 15 seconds East a distance of 178.04 feet; thence South 49 degrees 27 minutes 59 seconds West a distance of 62.13 feet; thence North 36 degrees 08 minutes 28 seconds West a distance of 182.82 feet to the POINT OF BEGINNING, being the same property which was conveyed to Bruce Levine and Joan Brown Levine by instrument dated December 29, 2000, and recorded at O.R. Book 11173, Page 83, Public Records of Pinellas County, Florida.

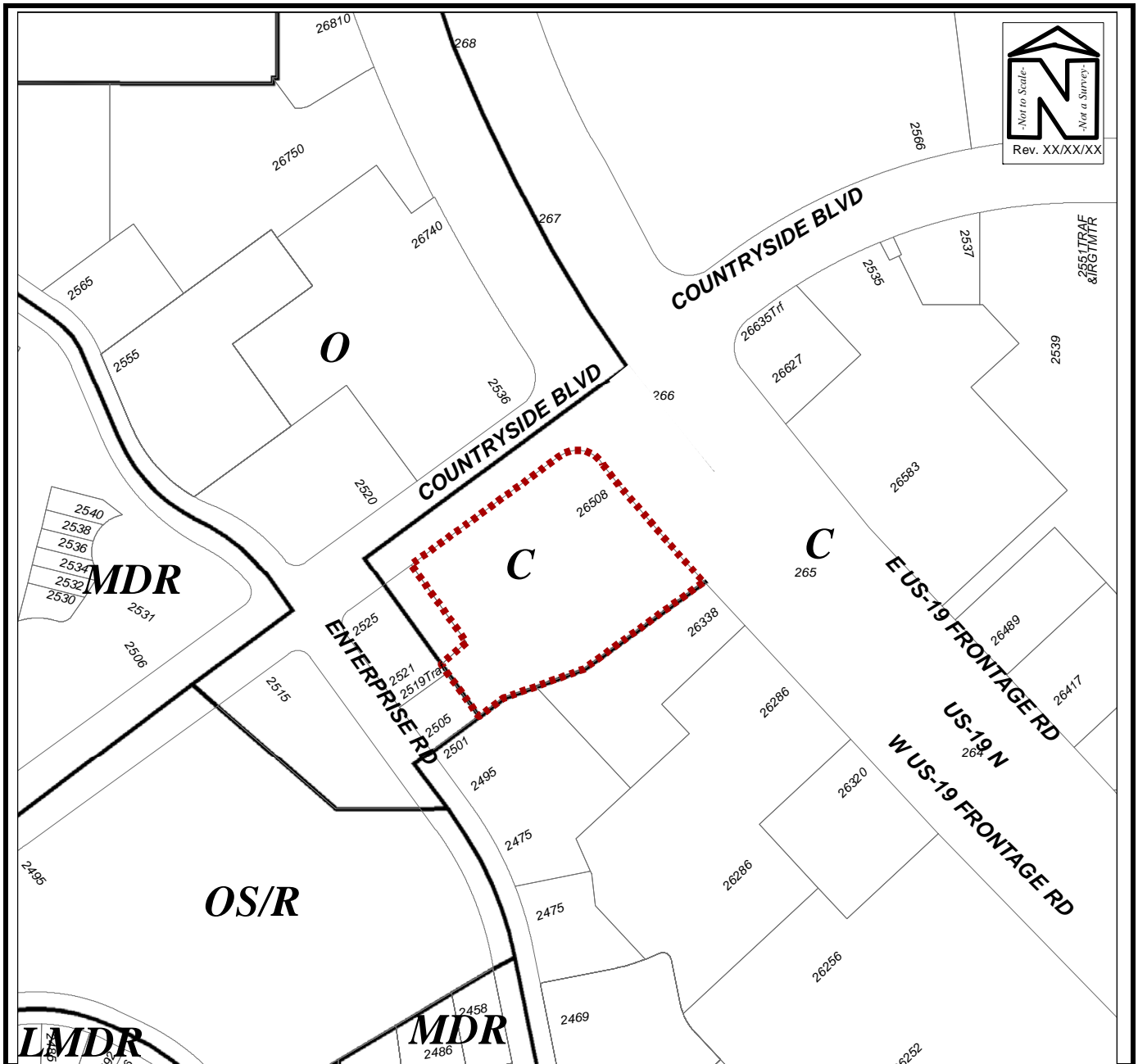
TOGETHER WITH

TRACT TWO:

TOGETHER WITH A PERPETUAL NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 13818, PAGE 204, OVER THE FOLLOWING DESCRIBED PROPERTY:

The northeasterly 22.7 feet of the below described property:

A parcel of land in Section 30, Township 28 South, Range 16 East, Pinellas County, Florida, said parcel of land being more specifically described as follows: From the most northerly corner of Lot 15, WOODGATE OF COUNTRYSIDE, UNIT ONE, a subdivision as recorded in Plat Book 70, pages 13 and 14, Public Records of Pinellas County, Florida, bear Northeasterly along a curve to the right having a central angle of 05° 39' 26", a radius of 1840.00 feet along chord bearing of North 41° 47' 54" East, and along chord distance of 181.60 feet; thence North 53° 51' 32" East along the Southeasterly right of way line of Countryside Boulevard, a distance of 742.93 feet; thence continue North 53° 51' 32" East along said Countryside Boulevard, a distance of 80.24 feet to the POINT OF BEGINNING; thence continue North 53° 51' 32" East along said Countryside Boulevard, a distance of 64.00 feet; thence South 35° 30' 15" East a distance of 178.04 feet; thence South 49° 27' 59" West a distance of 62.13 feet; thence North 36° 08' 28" West, a distance of 182.82 feet to the POINT OF BEGINNING.



ZONING MAP

Owner(s): WPG Countryside LLC	Case:	REZ2015-09003
Site: 26508 US Highway 19 N	Property Size(Acres):	3.346
	ROW (Acres):	
Land Use	Zoning	
From : RFH	T	PIN: 30-28-16-00000-430-0300
To: RFH	C	
	Atlas Page:	221B