

ORDINANCE NO. 8980-17

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY, TO CHANGE THE LAND USE DESIGNATION FOR A 0.72-ACRE PORTION OF CERTAIN REAL PROPERTY LOCATED ON THE SOUTH SIDE OF MONTCLAIR ROAD APPROXIMATELY 770 FEET WEST OF NORTH BELCHER ROAD, WHOSE POST OFFICE ADDRESS IS 2251 MONTCLAIR ROAD, CLEARWATER, FLORIDA 33763, FROM PRESERVATION (P), TO RESIDENTIAL MEDIUM (RM); PROVIDING AN EFFECTIVE DATE.

WHEREAS, the amendment to the Future Land Use Element of the Comprehensive Plan of the City 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 Future Land Use Element of the Comprehensive Plan of the City of Clearwater is amended by designating the land use category for the hereinafter described property as follows:

<u>Property</u>	<u>Land Use Category</u>
See attached Exhibit A for Legal Description (LUP2016-08008)	From: Preservation (P) To: Residential Medium (RM)

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

Section 2. The City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan.

Section 3. This ordinance shall take effect contingent upon and subject to the approval of the land use change by the Pinellas County Board of Commissioners, where applicable, and thirty-one (31) days post-adoption. If this ordinance is appealed within thirty (30) days after adoption, then this ordinance will take effect only after approval of the land use designation by the Pinellas County Board of Commissioners and upon issuance of a final order determining this amendment to be in compliance either by the Department of Economic Opportunity (DEO) or the Administration Commission, where applicable, pursuant to section 163.3187, Florida Statutes. The Community Development Coordinator is authorized to transmit to Forward Pinellas, in its role as the Pinellas Planning Council, an application to amend the Countywide Plan in order to achieve consistency with the Future Land Use Element of the City's Comprehensive Plan as amended by this ordinance.

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

LUP2016-08008, REZ2016-08005

As furnished by applicant

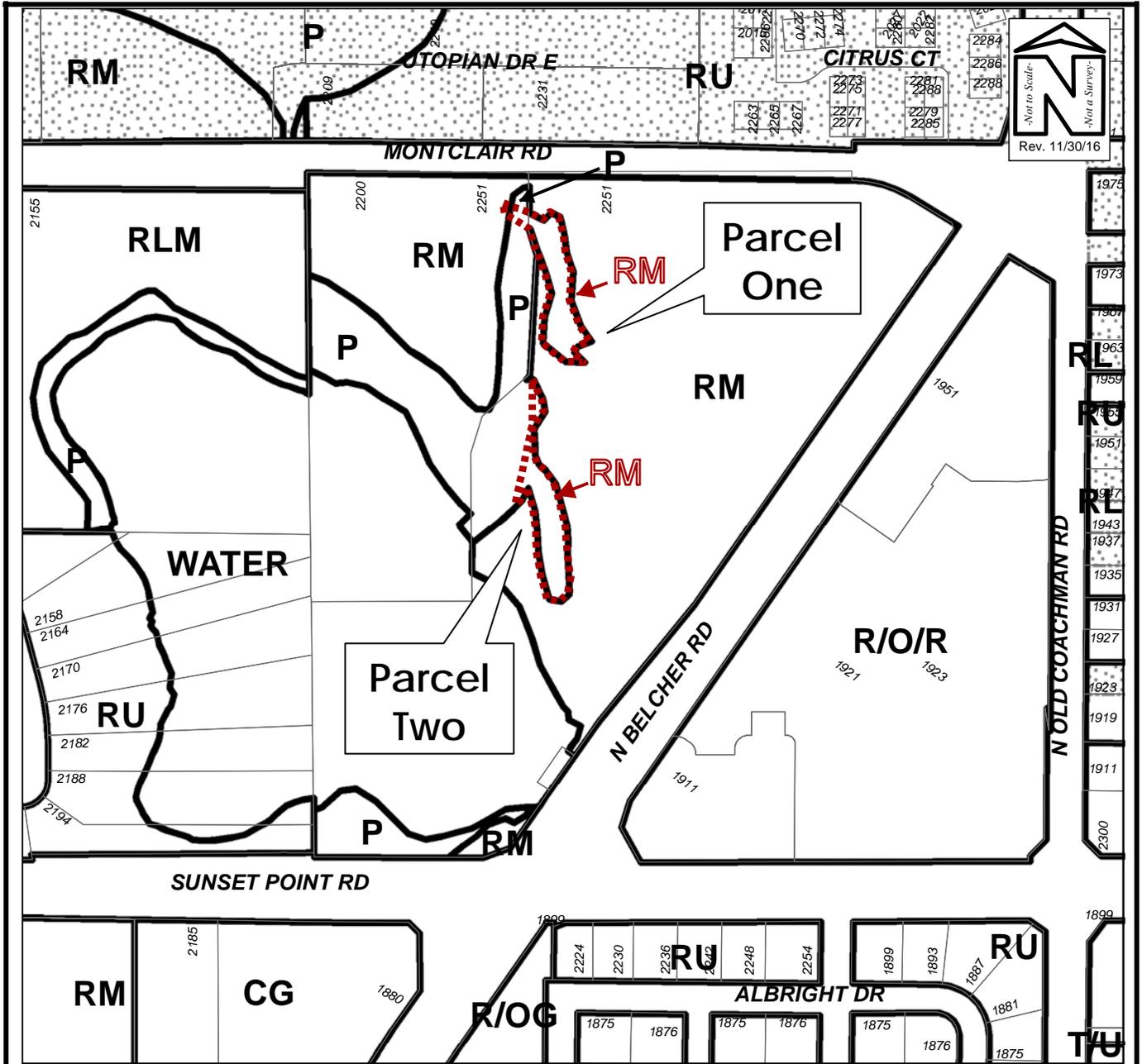
Parcel One 0.37 acres

Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 29 South, Range 16 East; thence N.89°55'57"E., for 413.73 feet; thence S.00°03'30"W., for 75.55 feet to the Point of Beginning; thence S.70°02'49"E., for 6.96 feet; thence S.62°17'32"E., for 21.53 feet; thence N.44°14'46"E., for 19.35 feet; thence S.61°15'18"E., for 18.69 feet; thence S.14°44'56"E., for 33.15 feet; thence S.06°12'26"E., for 31.91 feet; thence S.17°09'40"E., for 40.40 feet; thence S.04°06'01"W., for 53.01 feet; thence S.21°24'37"E., for 51.42 feet; thence S.33°29'26"E., for 34.23 feet; thence S.68°02'38"W., for 26.83 feet; thence S.32°52'44"W., for 12.93 feet; thence S.49°10'06"E., for 27.53 feet; thence N.89°27'29"W., for 35.95 feet; thence N.50°15'05"W., for 55.39 feet; thence N.03°18'08"E., for 48.26 feet; thence N.17°37'36"E., for 46.40 feet; thence N.16°05'22"W., for 35.00 feet; thence N.18°24'52"W., for 35.27 feet; thence N.24°16'02"W., for 17.18 feet; thence N.18°04'04"W., for 39.98 feet; thence N.58°27'19"W., for 53.27 feet; thence N.08°42'15"W., for 19.76 feet; thence S.67°55'15"E., for 18.01 feet; thence S.70°02'49"E., for 33.63 feet to the Point of Beginning. Containing 0.37 acres, more or less.

Parcel Two 0.36 acres

DESCRIPTION FOR PARCEL 2

Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 29 South, Range 16 East; thence N.89°55'57"E., for 413.73 feet; thence S.00°03'30"W., for 109.74 feet; thence S.16°29'05"E., for 46.95 feet; thence S.03°17'47"W., for 223.24 feet; thence S.15°25'31"W., for 8.21 feet; thence S.88°06'30"E., for 7.83 feet; thence S.25°04'30"E., for 4.89 feet to the Point of Beginning; thence continue S.25°04'30"E., for 36.22 feet; thence S.10°19'51"E., for 21.80 feet; thence S.31°44'02"W., for 38.92 feet; thence S.02°21'38"E., for 48.07 feet; thence S.20°45'55"E., for 18.59 feet; thence S.51°32'24"E., for 14.78 feet; thence S.35°54'45"E., for 34.83 feet; thence S.14°52'00"E., for 27.95 feet; thence S.14°27'27"E., for 50.79 feet; thence S.05°10'32"E., for 68.51 feet; thence S.09°09'22"E., for 29.85 feet; thence S.12°00'31"W., for 32.97 feet; thence S.49°41'39"W., for 19.35 feet; thence N.80°24'49"W., for 22.76 feet; thence N.15°41'52"W., for 45.76 feet; thence N.09°24'29"W., for 48.57 feet; thence N.01°54'27"W., for 34.85 feet; thence N.06°22'21"W., for 39.19 feet; thence N.15°43'04"W., for 43.56 feet; thence S.27°37'11"W., for 25.75 feet; thence S.43°33'47"W., for 12.41 feet; thence S.46°47'14"W., for 6.14 feet; thence N.04°59'55"W., for 4.77 feet; thence N.12°56'15"E., for 149.87 feet; thence N.18°43'14"E., for 8.50 feet; thence N.00°29'53"E., for 74.49 feet to the Point of Beginning. Containing 0.36 acres, more or less.



FUTURE LAND USE MAP

Owner(s): Montclair Lake Townhomes, LLC	Case:	LUP2016-08008 REZ2016-08005
Site: 2251 Montclair Road	Property Size(Acres):	0.72
Land Use	Zoning	PIN: 06-29-16-00000-230-0200
From: P	P	
To: RM	MHDR	Atlas Page: 254A

Exhibit B