

ORDINANCE NO. 9095-18

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE ZONING ATLAS OF THE CITY BY REZONING 1.332 ACRES OF CERTAIN REAL PROPERTY LOCATED ON THE NORTH SIDE OF LAKEVIEW ROAD APPROXIMATELY 500 FEET EAST OF SOUTH HIGHLAND AVENUE, WHOSE POST OFFICE ADDRESS IS 1528 LAKEVIEW ROAD, CLEARWATER, FLORIDA 33756, FROM LOW MEDIUM DENSITY RESIDENTIAL (LMDR) AND HIGH DENSITY RESIDENTIAL (HDR) TO OFFICE (O); PROVIDING AN EFFECTIVE DATE.

WHEREAS, the amendment to the Zoning Atlas 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 following described properties in Clearwater, Florida, are hereby rezoned, and the Zoning Atlas of the City is amended as follows:

<u>Property</u>	<u>Zoning District</u>
See attached Exhibit A for Legal Description;	From: Low Medium Density Residential (LMDR) and High Density Residential (HDR)
	To: Office (O)

(REZ2017-09008)

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, subject to the approval of the land use designation set forth in Ordinance 9094-18 by the Pinellas County Board of County Commissioners.

PASSED ON FIRST READING

PASSED ON SECOND AND FINAL
READING AND ADOPTED

George N. Cretelos
Mayor

Approved as to form:

Attest:

Camilo A. Soto
Assistant City Attorney

Rosemarie Call
City Clerk

PARCEL I

Lot Eighteen (18), GATES KNOLL, according to the map or plat thereof as recorded in Plat Book 33, page 56, public records of Pinellas County, Florida.

PARCEL II

A parcel in the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 29 South, Range 15 East, further described as follows: Begin from the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 23-29-15, also the intersection of centerlines of rights-of-way for Lake Avenue and Lakeview Road; run thence along the centerline of the said Lakeview Road right-of-way North 88° 59'34" West, 670.52 feet; thence North 00° 12' 40" West, 50.00 feet for a Point of Beginning; thence run along the Northerly right-of-way line of the said Lakeview Road, North 88° 59' 34" West, 173.16 feet; thence North 00° 10' 16" West, 258.30 feet; thence North 89° 57' 57" East, 35.62 feet; thence South 76° 30' 26" East, 141.29 feet; thence South 00° 12' 40" East, 228.62 feet to the Point of Beginning.

SURVEY of an Ingress/Egress easement in the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 29 South, Range 15 East Further described as follows:

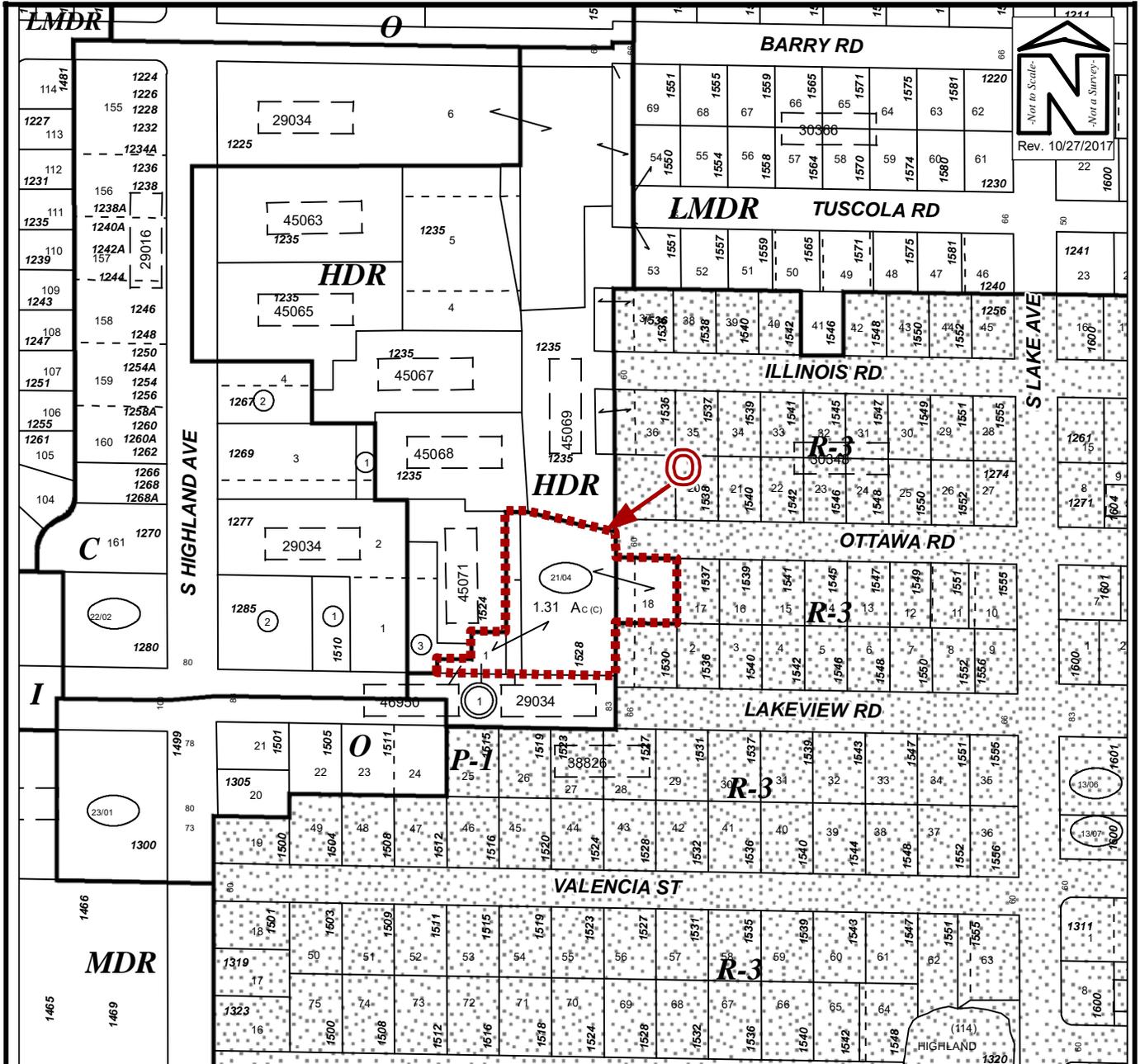
Begin from the SE corner of the Northeast 1/4 of the Northwest 1/4 of the said Section 23-29-15, also the intersection of right-of-way centerlines for Lake Avenue and Lakeview Road, and run thence along the right-of-way centerline of the said Lakeview Road, N 88° 59' 34" West, 670.52 feet; thence N 00° 12' 40" West, 50.00 feet to a point along the Northerly right-of-way line of the said Lakeview Road; thence along the centerline of SK YVIEW A VENUE, Per Gates Knoll S/D, Plat Book 33, Page 56 as recorded in the Public Records of Pinellas County, Florida, North 00° 12' 40" West, 218.62 feet for a Point of Beginning; thence run North 80° 22' 27" West, 110.59 feet; thence along the arc of a curve to the right, R=50.00', D=50° 18' 40.6", A= 43.90 feet, C=42.51 feet, CB=North 55° 13' 06.7" West; thence North 89° 57' 57" East, 6.47 feet; thence South 76° 35' 57.83" East, 141.29 feet; thence South 00° 12' 40" East, 10.00 feet to the Point of Beginning.

PARCEL III

A portion of Lot 1. FORREST HILL ESTATES UNIT 5, according to the plat recorded in Plat Book 58, page 34, public records of Pinellas County, Florida being more particularly described as follows: Commence at the center of Section 23, Township 29 South, Range 15 East and run along the North-South centerline of said Section 23, North 0° 21' 39" West a distance of 1331.53 feet to the 40 Acre Line; thence along said 40 Acre Line, run North 88° 59' 34" West a distance of 670.52 feet; thence run North 0° 12' 40" West a distance of 50.00 feet to the North right-of-way line of Lakeview Road; thence along said right-of-way line, run North 88° 59' 34" West a distance of 173.08 feet to the Point of Beginning; thence run North 0° 10' 16" West a distance of 67.00 feet; thence run North 88° 59'34" West a distance of 54.84 feet; thence run South 0° 02' 03" East a distance of 44.00 feet; thence run North 88° 59' 34" West a distance of 54.00 feet; thence run South 0° 02' 03" East a distance of 23.00 feet; thence run South 88° 59' 34" East a distance of 109 feet to the Point of Beginning.

ALSO KNOWN AS:

Lot 1, Block 1, KNIGHT & HARRIS, according to the map or plat thereof as recorded in Plat Book 95, page 38 of the Public Records of Pinellas County, Florida.



ZONING MAP

Owner(s): Spare Investors Realty, LLC	Case:	LUP2017-09008 REZ2017-09008
Site: 1528 Lakeview Road	Property Size(Acres):	1.332
Land Use	Zoning	PIN: 23-29-15-00000-210-0400
From: RL, RH	LMDR, HDR	
To: R/OG	O	
Atlas Page:		307A