

**ORDINANCE NO. 9886-26**

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE ZONING ATLAS OF THE CITY BY ZONING CERTAIN REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF DOUGLAS AVENUE AND SUNSET POINT ROAD, WHOSE POST OFFICE ADDRESS IS 1903 DOUGLAS AVENUE, CLEARWATER, FLORIDA 33755, UPON ANNEXATION INTO THE CITY OF CLEARWATER, AS COMMERCIAL (C); PROVIDING AN EFFECTIVE DATE.

WHEREAS, the assignment of a zoning 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 located in Pinellas County, Florida, is hereby zoned as indicated upon annexation into the City of Clearwater, and the Zoning Atlas of the City is amended, as follows:

<u>Property</u>	<u>Zoning District</u>
See attached Exhibit "B" for legal description.	Commercial (C)

(ANX2026-01001)

The map attached as Exhibit "A" 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, contingent upon and subject to the adoption of Ordinance No. 9884-26.

PASSED ON FIRST READING

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PASSED ON SECOND AND FINAL  
READING AND ADOPTED

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Bruce Rector  
Mayor

Approved as to form:

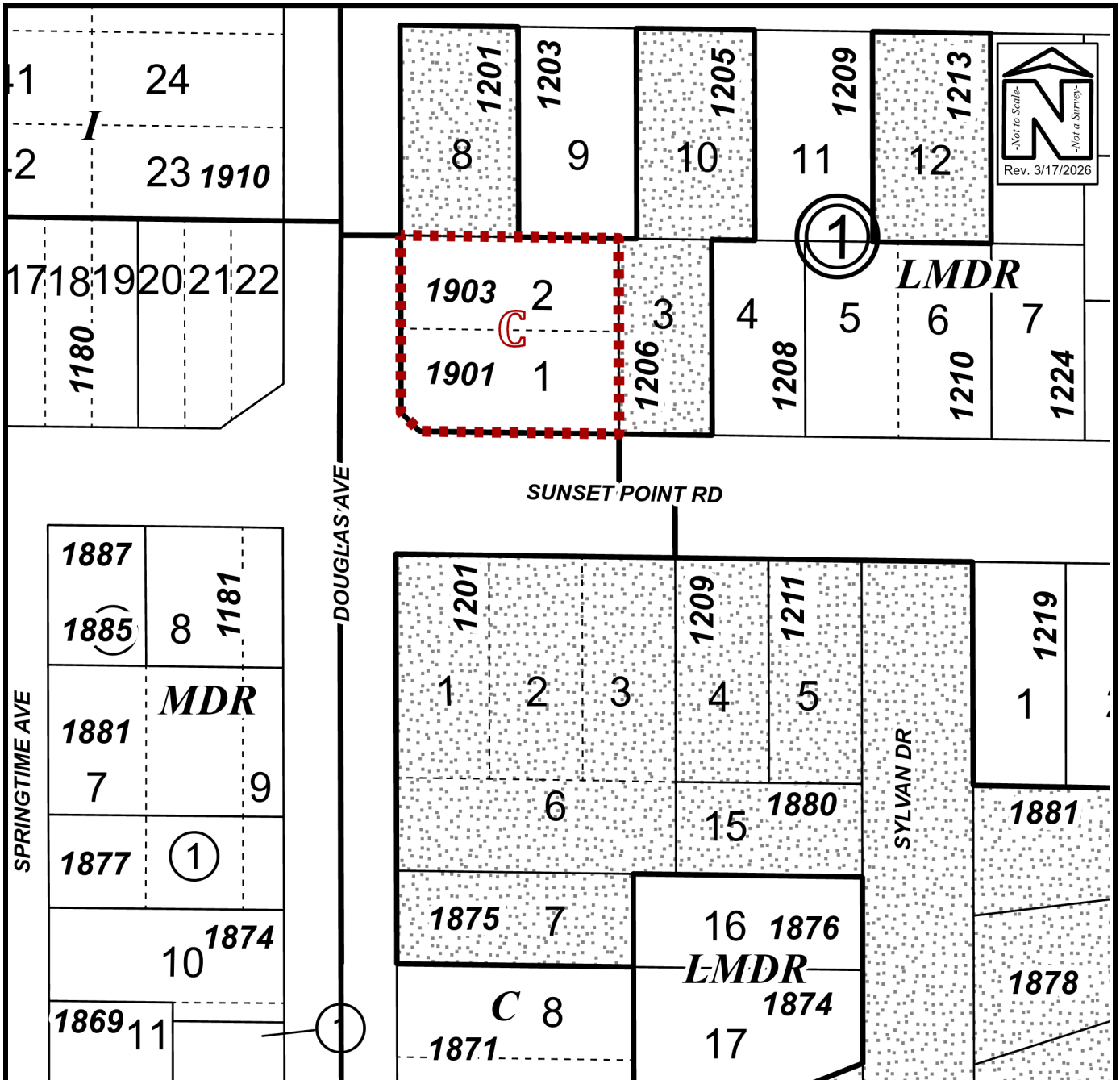
Attest:

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Matthew J. Mytych, Esq  
Senior Assistant City Attorney

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Rosemarie Call, MPA, MMC  
City Clerk



## PROPOSED ZONING MAP

Owner(s):	Abdalla Salous & Samaher Salous	Case:	ANX2026-01001
Site:	1903 Douglas Avenue	Property Size(Acres):	0.28
		ROW (Acres):	0.001
Land Use	Zoning	PIN:	03-29-15-87912-001-0010
From:	Commercial General (CG)	C-2 Retail Services (R&S)	
To:	Commercial General (CG)	Commercial (C)	Atlas Page: 251B

LEGAL DESCRIPTIONS

1903 Douglas Avenue

ANX2026-01001

Lots 1 and 2, Block 1 of Sunset Knoll Subdivision, according to the plat thereof recorded in Plat Book 24, page 26, of the Public Records of Pinellas County, Florida. LESS: A triangular piece of land in the SW corner of Lot 1, Block 1, Sunset Knoll, in the NE ¼ of Section 3, Township 29 South, Range 15 East, according to the plat thereof recorded in Plat Book 24, page 26, Public Records of Pinellas County, Florida, and further described as follows: From the center quarter section corner of said Section 3, run along the N/S half Section line N 0°12'04"W, 33 ft.; thence, parallel to the E/W half Section line S 89°12'39" E, 33 ft. to the SW corner of said Lot 1, Block 1, and the P.O.B.; From the P.O.B. run along the West boundary of Lot 1, N 0°12'04" W 10 ft.; thence S 44°42'21" E, 14.26 ft. to the South boundary of Lot 1; thence by the same, N 89°12'39" W, 10 ft. to the P.O.B.

(Below language applicable only to annexation ordinance)

Together with a parcel of land previously dedicated for right of way in O.R. 3250, page 510 of the Public Records of Pinellas County, Florida.