

**ORDINANCE NO. 9102-18**

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE ZONING ATLAS OF THE CITY BY REZONING CERTAIN REAL PROPERTY LOCATED ON THE WEST SIDE OF SOUTH DUNCAN AVENUE APPROXIMATELY 280 FEET NORTH OF GULF TO BAY BOULEVARD, WHOSE POST OFFICE ADDRESS IS 300 SOUTH DUNCAN AVENUE, CLEARWATER, FLORIDA 33755, FROM OFFICE (O) TO COMMERCIAL (C); 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 property in Clearwater, Florida, is 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: Office (O)
(REZ2017-10012)	To: Commercial (C)

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 9101-18 by the Pinellas County Board of County Commissioners.

PASSED ON FIRST READING

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PASSED ON SECOND AND FINAL  
READING AND ADOPTED

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George N. Cretekos  
Mayor

Approved as to form:

Attest:

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Camilo A. Soto  
Assistant City Attorney

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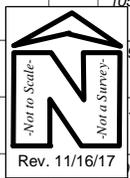
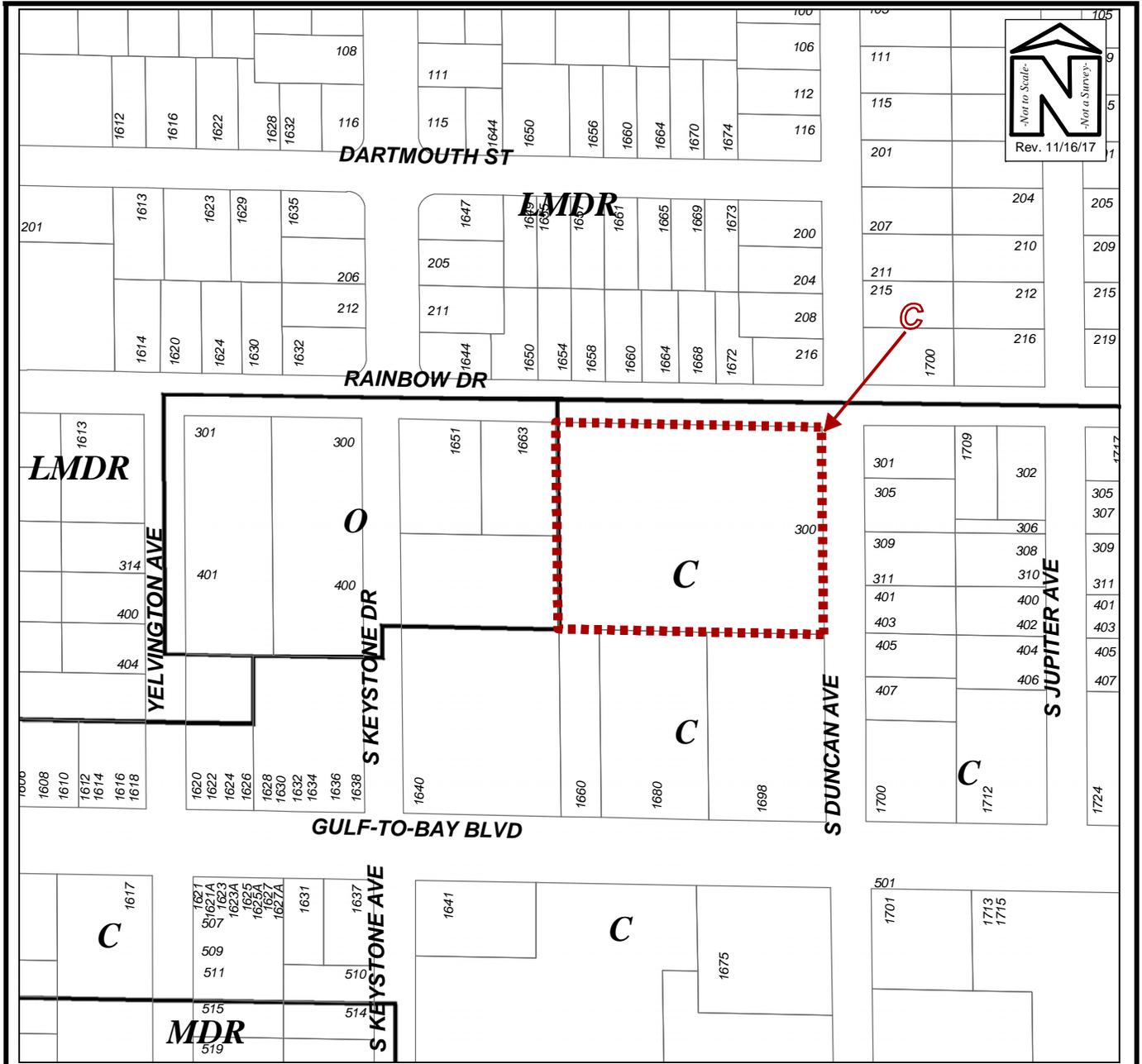
Rosemarie Call  
City Clerk

## Exhibit "A"

### Legal Description

A parcel of land in the SW 1/4 of the NE 1/4 of Section 14, Township 29 South, Range 15 East, Pinellas County, Florida, further described as follows:

Start at the SE corner of the SE 1/4 of the SW 1/4 of the NE 1/4 of Section 14, Township 29 South, Range 15 East, and go N 01 degrees 11' 31" W, along the 40 acre line, 50.14 feet; thence go N 88 degrees 47' 06" W, 58.31 feet to the point of intersection of the West right-of-way line of Duncan Avenue and the North right-of-way line of Gulf to Bay Boulevard; thence N 00 degrees 33' 28" W, along the West right-of-way line of Duncan Avenue, 280.00 feet to the Point of Beginning of this description; thence N 88 degrees 47' 06" W, 395.63 feet; thence N 00 degrees 39' 25" W, 308.52 feet to a point on the South right-of-way line of Rainbow Drive; thence S 88 degrees 56' 09" E, along the South right-of-way line of Rainbow Drive, 396.14 feet to a point of intersection with the West right-of-way line of Duncan Avenue; thence S 00 degrees 33' 28" E, along the West right-of-way line-of Duncan Avenue 309.54 feet to the Point of Beginning.



## ZONING MAP

Owner(s): Rental Houses, LLC	Case:	LUP2017-10011 REZ2017-10012
Site: 300 South Duncan Avenue	Property Size(Acres):	2.807 acres
Land Use	Zoning	PIN: 14-29-15-00000-130-0200
From: Residential/Office General (R/OG)	Office (O)	
To: Commercial General (CG)	Commercial (C)	Atlas Page: 288B