

**ORDINANCE NO. 9003-17**

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE ZONING ATLAS OF THE CITY BY ZONING CERTAIN REAL PROPERTIES LOCATED APPROXIMATELY 836 FEET SOUTH OF ENTERPRISE ROAD EAST, WHOSE POST OFFICE ADDRESSES ARE 2425 MCMULLEN BOOTH ROAD AND AN UNADDRESSED PARCEL LOCATED ON THE WEST SIDE OF MCMULLEN BOOTH ROAD APPROXIMATELY 1,054 FEET SOUTH OF ENTERPRISE ROAD EAST, ALL IN CLEARWATER, FLORIDA 33759, UPON ANNEXATION INTO THE CITY OF CLEARWATER, AS MEDIUM DENSITY RESIDENTIAL (MDR); 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 located in Pinellas County, Florida, are 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 A for Legal Description; | From: A-E Agricultural Estate Residential |
|   | To: Medium Density Residential (MDR)      |

(REZ2016-02002)

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, contingent upon and subject to the adoption of Ordinance No. 9000-17 and 9001-17 (annexation ordinances), and subject to the approval of the land use designation set forth in Ordinance 9002-17 by the Pinellas County Board of Commissioners, where applicable.

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:

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Camilo A. Soto  
Assistant City Attorney

Attest:

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Rosemarie Call  
City Clerk

2425 McMullen Booth Road; 33-28-16-00000-220-0100

A PORTION OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF OAKBROOK ESTATES AS RECORDED IN PLAT BOOK 118, PAGES 47 AND 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 00°01'46" EAST, ALONG THE EAST BOUNDARY LINE OF SAID OAKBROOK ESTATES, 464.95 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF POND 2 PARCEL AS DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORDS BOOK 8128, PAGE 288 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE LEAVING SAID EAST BOUNDARY LINE NORTH 89°55'05" EAST, ALONG SAID SOUTH BOUNDARY, 210.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY LINE, NORTH 89°55'05" EAST, 400.00 FEET TO A POINT ON A CURVE AND THE WEST RIGHT-OF-WAY LINE OF McMULLEN BOOTH ROAD ALSO BEING DESCRIBED IN SAID ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 8128, PAGE 288; SAID CURVE HAVING A RADIUS OF 13,322.10 FEET, CHORD BEARING AND DISTANCE OF SOUTH 00°22'55" WEST, 206.02 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°06'03" EAST, 11.98 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°55'05" WEST, 400.00 FEET; THENCE NORTH 00°21'20" EAST, 218.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 87,133.6 SQUARE FEET OR 2.0003 ACRES, MORE OR LESS.

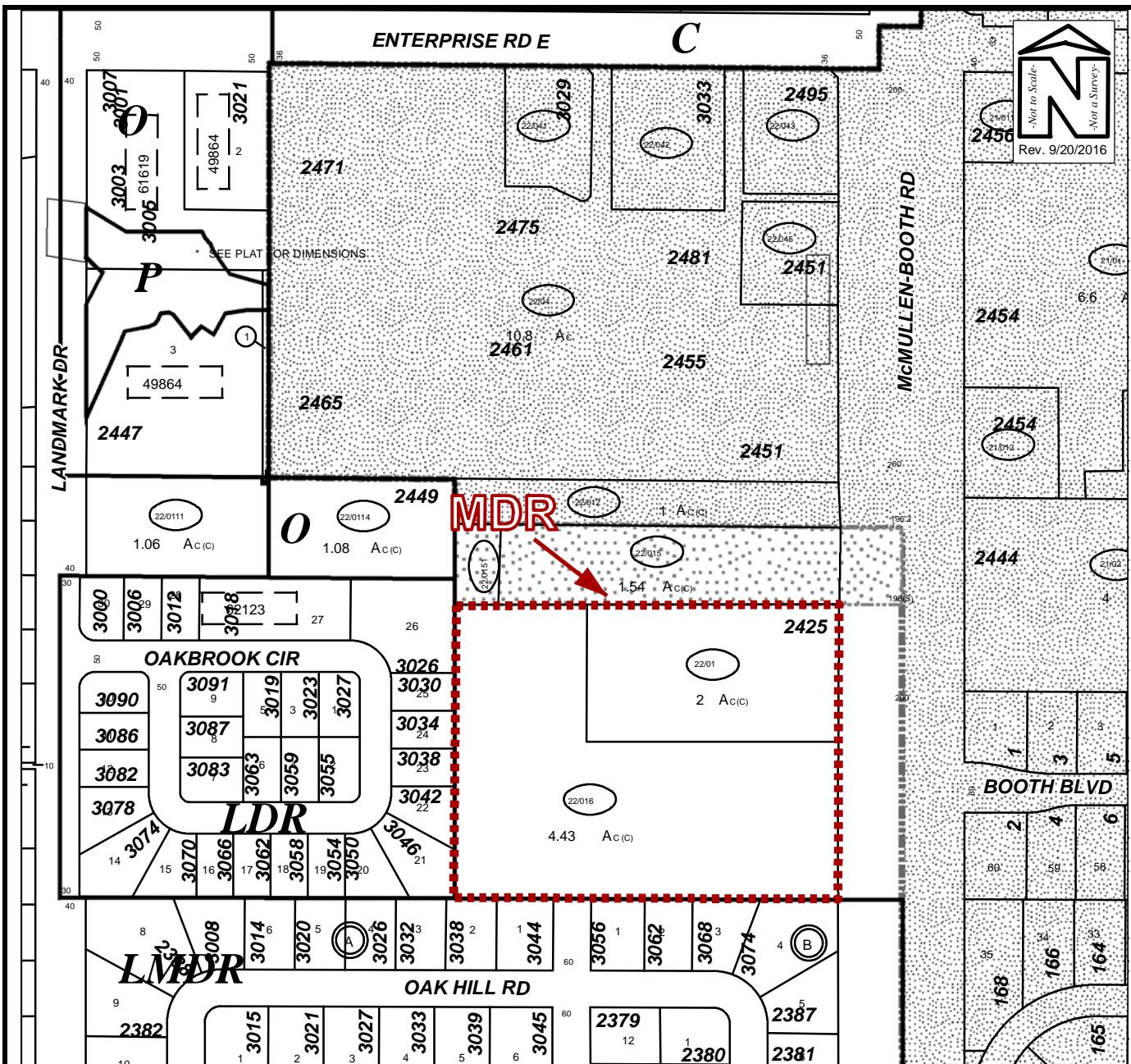
Unaddressed McMullen Booth Road; 33-28-16-00000-220-0160

LAND USE LEGAL DESCRIPTION

A PART OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF OAKBROOK ESTATES AS RECORDED IN PLAT BOOK 118, PAGES 47 AND 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 00°01'46" EAST, ALONG SAID EAST BOUNDARY LINE OF SAID OAKBROOK ESTATES, 464.95 FEET TO A POINT OF THE SOUTH BOUNDARY LINE OF POND 2 PARCEL AS DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORDS BOOK 8128, PAGE 288 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE LEAVING SAID EAST BOUNDARY LINE NORTH 89°55'05" EAST, ALONG SAID SOUTH BOUNDARY, 210.23 FEET; THENCE LEAVE SAID SOUTH BOUNDARY LINE, SOUTH 00°21'20" WEST, 218.00 FEET; THENCE NORTH 89°55'05" EAST, 400.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF McMULLEN BOOTH ROAD ALSO DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORDS BOOK 8128, PAGE 288 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°06'03" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 249.57 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE LEAVE SAID WEST RIGHT-OF-WAY LINE OF McMULLEN BOOTH ROAD, NORTH 89°50'08" WEST AND ALONG SAID SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, 609.56 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 196,957.8 SQUARE FEET OR 4.5215 ACRES, MORE OR LESS.



## ZONING MAP

|           |  |                       |  |
|-----------|--|-----------------------|--|
| Owner(s): | Kim A. Freedom Trust, Kim A. Freedom Tre; Randall R. Freedom Trust, Randall R. Freedom Tre | Case:                 | LUP2016-02002<br>REZ2016-02002                     |
| Site:     | 2425 N. McMullen Booth Road<br>Unaddressed McMullen Booth Road                             | Property Size(Acres): | 6.522  |
| Land Use  | Zoning   | ROW (Acres):          |  |
| From :    | RL   | PIN:                  | 33-28-16-00000-220-0100<br>33-28-16-00000-220-0160 |
| To:       | RLM  | Atlas Page:           | 234A   |
|           | AE   | MDR                   |  |

Exhibit B