

**ORDINANCE NO. 9453-21**

AN ORDINANCE OF THE CITY OF CLEARWATER,  
FLORIDA, AMENDING THE ZONING ATLAS OF THE CITY  
BY ZONING CERTAIN REAL PROPERTY LOCATED ON  
THE SOUTHWEST CORNER OF MONTCLAIR ROAD AND  
SETON DRIVE, WHOSE POST OFFICE ADDRESS IS 1881  
MONTCLAIR ROAD, CLEARWATER, FLORIDA 33763,  
UPON ANNEXATION INTO THE CITY OF CLEARWATER,  
AS LOW MEDIUM DENSITY RESIDENTIAL (LMDR);  
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 A for legal description;	Low Medium Density Residential (LMDR)

(ANX2021-03004)

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. 9451-21.

PASSED ON FIRST READING

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PASSED ON SECOND AND FINAL  
READING AND ADOPTED

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Frank V. Hibbard  
Mayor

Approved as to form:

Attest:

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Michael P. Fuino  
Assistant City Attorney

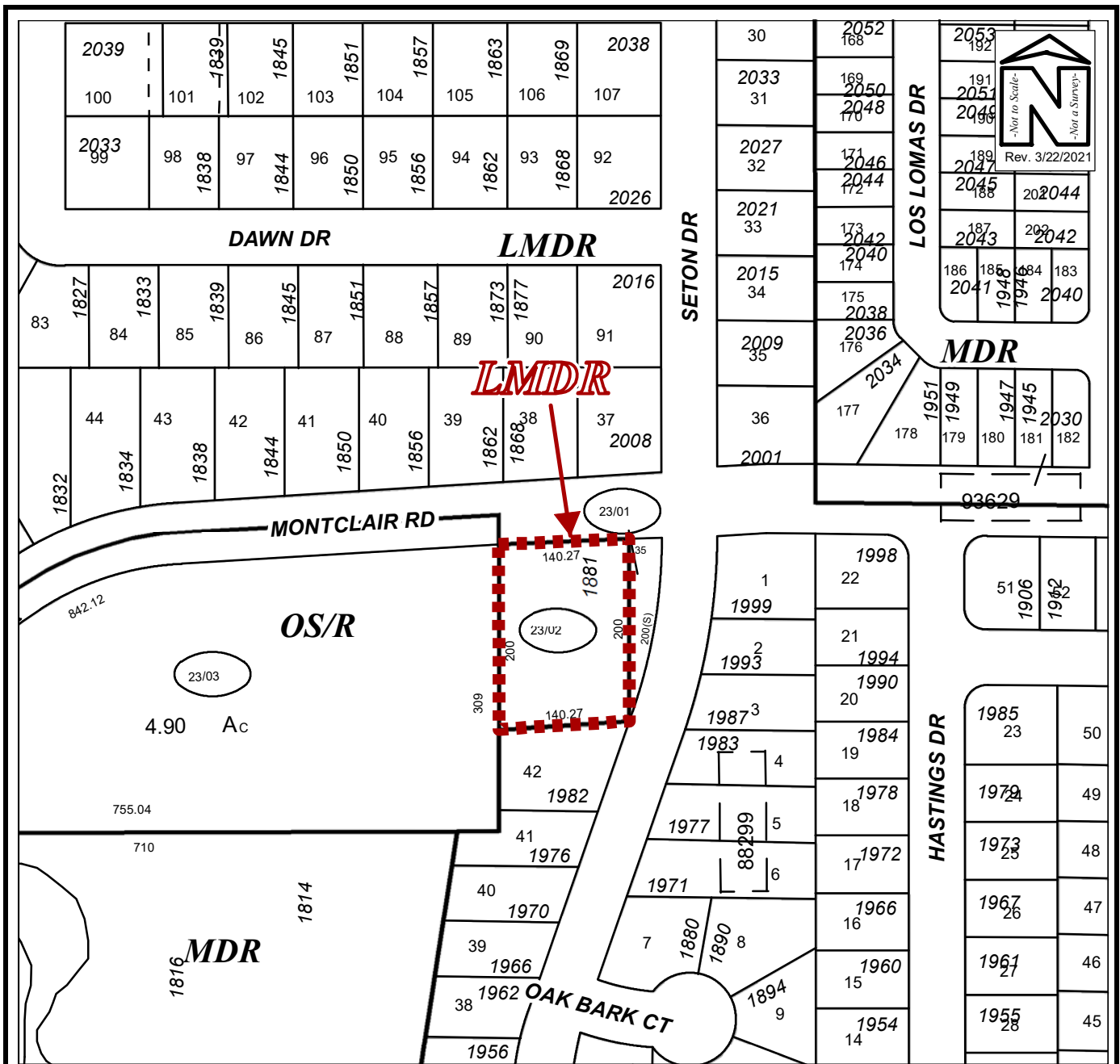
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Rosemarie Call  
City Clerk

## **Exhibit A**

ANX2021-03004, 1881 Montclair Road, 01-29-15-00000-230-0200

From the NE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 1, Twp. 29 S, Rge. 15 E, run South  $0^{\circ}05'22''$  E along the 40 acre line 33.00 feet to the S right of way line of County Road 32. Thence run N  $89^{\circ}12'34''$  W along said right of way line 52.58 feet. Thence run S  $86^{\circ}22'53''$  W continuing on said right of way line 148.01 feet for a Point of Beginning. Thence run S  $0^{\circ}05'22''$  E 200.00 feet. Thence run S  $86^{\circ}22'53''$  W 140.27 feet. Thence run N  $0^{\circ}05'22''$  W 200.00 feet to the S right of way line of County Road 32. Thence run N  $86^{\circ}22'53''$  E 140.27 feet to point of beginning. Subject to easement of the Easterly 30 ft. thereof for ingress and egress and for public utilities.



## PROPOSED ZONING MAP

Owner(s): Richard H. Ross Dixie D. Ross		Case:	ANX2021-03004
Site: 1881 Montclair Road		Property Size(Acres):	0.642
		ROW (Acres):	
Land Use		PIN:	01-29-15-00000-230-0200
From :	Residential Urban (RU)	Atlas Page:	253A
To:	Residential Urban (RU)		
	R-A Residential Agricultural		
	Low Medium Density Residential (LMDR)		