

ORDINANCE NO. 7359-05

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE FUTURE LAND USE PLAN ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY, TO CHANGE THE LAND USE DESIGNATION FOR CERTAIN REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF COUNTRYSIDE BOULEVARD AND ENTERPRISE ROAD INTERSECTION, CONSISTING OF A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST, WHOSE POST OFFICE ADDRESS IS 2506 COUNTRYSIDE BOULEVARD FROM RECREATION/OPEN SPACE TO RESIDENTIAL URBAN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the amendment to the future land use plan element of the comprehensive plan 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 future land use plan element of the comprehensive plan of the City of Clearwater is amended by designating the land use category for the hereinafter described property as follows:

Property

See attach legal description  
LUZ2004-08005

Land Use Category

From: Recreation/Open Space  
To: Residential Urban

Section 2. The City Council does hereby certify that this ordinance is consistent with the City's comprehensive plan.

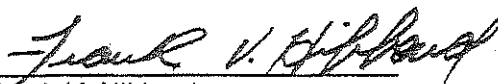
Section 3. This ordinance shall take effect immediately upon adoption, subject to the approval of the land use designation by the Pinellas County Board of County Commissioners, and subject to a determination by the State of Florida, as appropriate, of compliance with the applicable requirements of the Local Government Comprehensive Planning and Land Development Regulation Act, pursuant to § 163.3189, Florida Statutes. The Community Development Coordinator is authorized to transmit to the Pinellas County Planning Council an application to amend the Countywide Plan in order to achieve consistency with the Future Land Use Plan Element of the City's Comprehensive Plan as amended by this ordinance.

PASSED ON FIRST READING

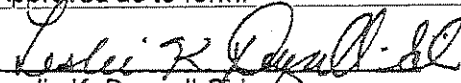
May 19, 2005

PASSED ON SECOND AND FINAL  
READING AND ADOPTED

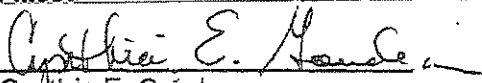
October 20, 2005

  
Frank V. Hibbard  
Mayor

Approved as to form:

  
Leslie K. Dougall-Sides  
Assistant City Attorney

Attest:

  
Cynthia E. Goudeau  
City Clerk

**SURVEYOR'S REPORT**

Legal Description for LUZ2004-08005

**MAP OF SURVEY:**

THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER. (SEE SHEET INDEX IN TITLE BLOCK)

**LEGAL DESCRIPTION:**

A tract of land lying in Sections 30 and 31, Township 28 South, Range 16 East, City of Clearwater, Pinellas County, Florida and being more particularly described as follows:

COMMENCE at the West 1/4 Corner of said Section 30; thence run South 0°19'55" East, along the west line of said Section 30, for 444.65 feet; thence South 89°55'13" East for 50.01 feet to the POINT OF BEGINNING; thence continue South 89°55'13" East for 1558.45 feet to a point on the west line of "Dunedin Industrial Park" as recorded in Plat Book 64, Page 76, Records of Pinellas County, Florida; thence South 0°04'47" West for 937.36 feet to the southwest corner of said Plat; thence South 89°55'13" East, along the south line of said plat, for 247.55 feet to a point on the westerly right-of-way line of Enterprise Road; thence 16.61 feet along the said westerly right-of-way line and the arc of a curve that is concave to the northeast, having a radius of 895.00 feet, a chord length of 16.61 feet and a chord bearing of South 9°27'20" East to a point of compound curvature with a curve that is also concave to the northeast; thence 261.09 feet along the arc of said curve having a radius of 330.00 feet, a chord length of 254.33 feet and a chord bearing of South 32°39'10" East to a point of tangency; thence South 55°19'05" East for 345.77 feet to a point of curvature of a curve of a curve that is concave to the southwest; thence 96.09 feet along the arc of said curve having a radius of 170.00 feet, a chord length of 94.82 feet and a chord bearing of South 39°07'31" East to a point of tangency; thence South 22°55'56" East for 143.70 feet to a point of curvature of a curve that is concave to the northeast; thence 286.62 feet along the arc of said curve having a radius of 405.00 feet, a chord length of 280.68 feet and a chord bearing of South 43°12'18" East to a point of reverse curvature with a curve that is concave to the southwest; thence 102.23 feet along the arc of said curve having a radius of 250.00 feet; a chord length of 101.52 feet and a chord bearing of South 51°45'54" East to a point of compound curvature with a curve that is concave to the west; thence 49.17 feet along the arc of said curve having a radius of 30.00 feet, a chord length of 43.85 and a chord bearing of South 6°54'15" West to a point of tangency, the same point being on the northwesterly right-of-way line of Countryside Boulevard; thence South 53°51'32" West, along said right-of-way line, for 592.43 feet to a point of curvature of a curve that is concave to the southeast, thence 1059.47 feet along the arc of said curve having a radius of 1960.00 feet, a chord length of 1046.62 feet and a chord bearing of South 38°22'24" West; thence, leaving said right-of-way line, North 67°06'44" West for 164.15 feet; thence North 10°30'36" West for 674.31 feet; thence North 62°54'47" West for 114.19 feet to a point on the arc of a curve that is concave to the northwest; thence 98.14 feet along the arc of said curve having a radius of 490.00 feet, a chord length of 97.97 feet and a chord bearing of North 21°20'58" East; thence South 85°55'13" East for 382.97 feet; thence North 53°18'37" East for 254.00 feet; thence North 10°04'50" West for 228.53 feet; thence North 36°15'14" East for 111.61 feet; thence North 14°28'28" West for 444.10 feet; thence North 58°15'59" West for 446.79 feet; thence South 74°34'52" West for 206.75 feet to a point on the arc of a curve that is concave to the southwest; thence 37.09 feet along the arc of said curve having a radius of 590.00 feet, a chord length of 37.08 feet and a chord bearing of North 17°13'11" West; thence North 62°12'34" East for 288.57 feet; thence North 3°59'27" West for 431.05 feet; thence North 44°05'26" West for 445.53 feet; thence South 79°28'45" West for 983.07 feet; thence North 0°19'55" West for 393.61 feet to the POINT OF BEGINNING.

[SHOWN AS (L) ON THE MAP OF SURVEY]

**LESS AND EXCEPT:**

A PARCEL OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE S00°19'24"E, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 444.65 FEET; THENCE LEAVING SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 30, S89°54'42"E, FOR 50.01 FEET; THENCE CONTINUE S89°54'42"E, ALONG THE SOUTH LINE OF ST. MICHAEL'S SUBDIVISION, AS RECORDED IN PLAT BOOK 90, PAGE 40 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, FOR 1,558.45 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF DUNEDIN INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 64, PAGE 76 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH LINE OF ST. MICHAEL'S SUBDIVISION, S00°05'18"W, ALONG SAID WEST LINE OF DUNEDIN INDUSTRIAL PARK, FOR 937.36 FEET TO THE SOUTHWEST CORNER OF SAID DUNEDIN INDUSTRIAL PARK; THENCE S89°54'42"E, ALONG THE SOUTH LINE OF SAID DUNEDIN INDUSTRIAL PARK, FOR 247.55 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ENTERPRISE ROAD, SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ENTERPRISE ROAD; (1) THENCE LEAVING SAID SOUTH LINE OF DUNEDIN INDUSTRIAL PARK, SOUTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S81°05'05"W, HAVING A RADIUS OF 895.00 FEET, A CENTRAL ANGLE OF 01°03'43", AN ARC LENGTH OF 16.61 FEET, AND A CHORD BEARING S09°26'49"E FOR 16.61 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 45°19'51", AN ARC LENGTH OF 261.09 FEET, AND A CHORD BEARING S32°38'40"E FOR 254.33 FEET TO THE POINT OF TANGENT; (3) THENCE S55°18'34"E, FOR 345.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; (4) THENCE SOUTHEASTERLY ALONG THE ARC



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