

**CITY OF ST. PETE BEACH, FLORIDA**

**ORDINANCE 2008-04**

**AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY BY AMENDING THE OFFICIAL ZONING MAP INCORPORATED THEREIN; PROVIDING FOR AMENDMENT OF THE ZONING DESIGNATION OF PROPERTY GENERALLY LOCATED AT 400 70<sup>th</sup> AVENUE AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR A CHANGE IN THE DESIGNATION OF SAID PARCEL FROM RESIDENTIAL MEDIUM TO RESIDENTIAL/OFFICE/RETAIL ON THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR THE REPEAL OF ORDINANCES, OR PARTS OF ORDINANCES, IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has initiated rezoning of the subject property in order to provide optimal development rights to the owner of said property; and

**WHEREAS**, the City's Planning Board has reviewed this ordinance, found it to be consistent with the City's adopted comprehensive plan and has recommended approval thereof; and

**WHEREAS**, the City Commission, as the City's local planning agency, has found this ordinance to be consistent with the City's adopted comprehensive plan; and

**WHEREAS**, the City Commission has found this ordinance to be in the best interest, safety and welfare of the citizens of the city; and

**WHEREAS**, notice of this ordinance has been provided in accordance with applicable law;

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA HEREBY ORDAINS:**

**Section 1.** The Land Development Regulations of the City of St. Pete Beach, Florida are hereby amended by amending the Official Zoning Map incorporated therein by changing the zoning designation of the property generally located at 400 70th Avenue and more particularly described in Exhibit "A" attached hereto and made a part hereof, from Residential Medium to Residential/Office/Retail.

**Section 2.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

CA 2/20/2008

**Section 3.** If any portion or part of this ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

**Section 4.** This ordinance shall become effective immediately upon adoption.

Ward J. Friszolowski  
Ward J. Friszolowski, MAYOR

FIRST READING : 2-12-2008  
PUBLISHED : 2-16-2008  
SECOND READING : 2-26-2008  
PUBLIC HEARING : 2-26-2008

I, Theresa B. McMaster, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this 26<sup>th</sup> day of February, 2008.

Theresa B. McMaster  
Theresa McMaster, City Clerk

Ordinance 2008-04  
Attachment "A"

400 70<sup>th</sup> Avenue  
Location Map

