

## ORDINANCE 13-09

**AN ORDINANCE REZONING CERTAIN PROPERTY AT 911, 937, 957, 967, 971, 985 AND 991 DOUGLAS AVENUE AND A PORTION OF PROPERTY AT 413 SKINNER BOULEVARD WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 1.52 ACRES, FROM DOWNTOWN COMMERCIAL (DCOM) TO DOWNTOWN CORE (DC) AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.**

**WHEREAS**, the City of Dunedin has deemed it necessary for the property described herein to be re-zoned to Downtown Core (DC); and

**WHEREAS**, the Local Planning Agency of the City of Dunedin, Florida, has duly considered the type of zoning which would be proper on said real property, and has recommended that the zoning change be granted; and

**WHEREAS**, due and proper public hearing on the said recommended zoning has been conducted by the City Commission and the recommendations of the Local Planning Agency having been found by the Commission to be meritorious; now, therefore,

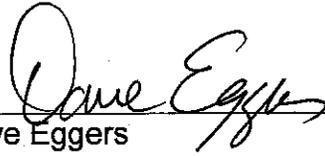
**BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:**

**Section 1:** That from and after the effective date of the within Ordinance, the following described real property shall hereby be zoned Downtown Core (DC) as said zoning classification is more particularly described in Dunedin's Land Development Code:

See Exhibit "A" attached hereto and made a part hereof.

**Section 2:** This Ordinance shall become effective upon final passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY  
OF DUNEDIN, FLORIDA, THIS 18th day of April, 2013.

  
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Dave Eggers  
Mayor

ATTEST:

  
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Denise M. Schlegel  
City Clerk

READ FIRST TIME AND PASSED: April 04, 2013

READ SECOND TIME AND ADOPTED: April 18, 2013

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THE NORTH 80 FEET OF LOT1, LESS THE WEST 5 FEET, A.J. GRANT'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

(PARCEL ID: 27-28-15-32922-000-0012; ADDRESS: 911 DOUGLAS AVENUE, DUNEDIN, FL 34698)

AND

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THE NORTH 100 FEET OF THE WEST 130 FEET OF LOT 20, SARAH J. LEWIS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

(PARCEL ID: 27-28-15-51588-000-2000; ADDRESS: 937 DOUGLAS AVENUE, DUNEDIN, FL 34698)

AND

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LOTS 15, 16 AND 17, BLOCK 2, EDENHURST - HOWARD AND BROMLEY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 43, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

(PARCEL ID: 27-28-15-24300-002-0150; ADDRESS: 957 DOUGLAS AVENUE, DUNEDIN, FL 34698)

AND

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LOTS 18 AND 19, BLOCK 2, LESS THAT PART DEEDED TO THE STATE OF FLORIDA BY DEED RECORDED IN O.R. BOOK 6002, PAGE 1649, EDENHURST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 43, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

(PARCEL ID: 27-28-15-24300-002-0180; ADDRESS: 967 DOUGLAS AVENUE, DUNEDIN, FL 34698)

AND

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LOT 20, BLOCK 2, EDENHURST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 43, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LESS THAT PART CONVEYED TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN O.R. BOOK 5975, PAGE 1662, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

(PARCEL ID: 27-28-15-24300-002-0200; ADDRESS: 971 DOUGLAS AVENUE, DUNEDIN, FL 34698)

AND

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LOTS 21 AND 22, BLOCK 2, EDENHURST SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 43, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY IN O.R. BOOK 5978, PAGE 535, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

(PARCEL ID: 27-28-15-24300-002-0210 & 27-28-15-24300-002-0220; ADDRESS: 985 DOUGLAS AVENUE, DUNEDIN, FL 34698)

AND

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THE WEST 30 FEET OF LOTS 1 AND 2, LOT 23, AND LOT 24 LESS THE NORTH 40 FEET OF THE WEST 75 FEET THEREOF, BLOCK 2, EDENHURST HOWARD & BROMLEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 43, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

THE WEST 75 FEET OF LOT 23, BLOCK 2 AND THE SOUTH 2 FEET OF THE WEST 75 FEET OF LOT 24, BLOCK 2, EDENHURST SUBDIVISION, IN SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 43, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LESS AND EXCEPT RIGHT-OF-WAY CONVEYED TO THE STATE OF FLORIDA DESCRIBED AS FOLLOWS: A PORTION OF LOTS 1 AND 2, LESS THE EAST 90.00 FEET OF EACH, BLOCK, EDENHURST SUBDIVISION, IN SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 43, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS: COMMENCE ON THE WESTERLY BOUNDARY OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST, AT A POINT 1321.18 FEET NORTH 00 DEGREES 11' 56" WEST OF THE SOUTHWEST CORNER OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 27; RUN THENCE NORTH 76 DEGREES 36' 25" EAST 46.72 FEET; THENCE SOUTH 89 DEGREES 20' 39" EAST 131.71 FEET; THENCE SOUTH 00 DEGREES 22' 14" EAST 15.50 FEET TO A POINT OF BEGINNING; CONTINUE THENCE SOUTH 00 DEGREES 22' 14" EAST 47.51 FEET; THENCE NORTH 89 DEGREES 20' 39" WEST 75.16 FEET; THENCE NORTH 00 DEGREES 02' 45" WEST 47.62 FEET; THENCE SOUTH 89 DEGREES 15' 16" EAST 74.89 FEET TO THE POINT OF BEGINNING.

LESS EXISTING RIGHTS OF WAY.

(PARCEL ID: 27-28-15-24300-002-0230; ADDRESS; PART OF 413 SKINNER BOULEVARD AND 911 DOUGLAS AVENUE, DUNEDIN, FL 34698)

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