

ORDINANCE 13-10

AN ORDINANCE REZONING CERTAIN PROPERTY AT 915, 932, 943-945, 946, 948, 949, 957, 968 AND 970 HIGHLAND AVENUE, 953 (LOTS 7, 8, 9 AND 10) AND 984 (LOT 3) HOWARD AVENUE, 420-422 HIGHLAND COURT WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 5.41 ACRES, FROM DOWNTOWN RESIDENTIAL (DR) 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 2nd day of May, 2013.



Dave Eggers
Mayor

ATTEST:



Denise M. Schlegel
City Clerk

READ FIRST TIME AND PASSED: April 4, 2013

READ SECOND TIME AND ADOPTED: May 2, 2013

THE WEST 125 FEET OF THE NORTH 63.34 FEET OF LOT 22 AND THAT PART OF LOT 21, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH BOUNDARY LINE OF LOT 21, WHICH IS 79.69 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 21; RUN THENCE NORTH PARALLEL TO THE WEST BOUNDARY OF LOT 21, A DISTANCE OF 3 FEET; THENCE EAST PARALLEL TO THE SOUTH BOUNDARY OF LOT 21, A DISTANCE OF 37.15 FEET; THENCE SOUTH PARALLEL TO THE WEST BOUNDARY OF LOT 21 A DISTANCE OF 3 FEET; THENCE WEST ALONG THE SOUTH BOUNDARY A DISTANCE OF 37.15 FEET TO THE POINT OF BEGINNING, SARAH J. LEWIS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 3, PAGE 5, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

(PARCEL ID: 27-28-15-51588-000-2202; ADDRESS: 915 - 917 HIGHLAND AVENUE, DUNEDIN, FL 34698)

AND

LOT 4, HIGHLAND COURT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

(PARCEL ID: 27-28-15-38646-000-0040; ADDRESS: 932 HIGHLAND AVENUE, DUNEDIN, FL 34698)

AND

PARCEL #1: THE SOUTH 60 FEET OF THE WEST 313 FEET OF LOT 14, SARAH J. LEWIS SUBDIVISION, OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST, 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 LESS ROAD RIGHT OF WAY.

PARCEL #2: THE NORTH 81 FEET OF THE SOUTH 141 FEET OF THE WEST 313 FEET OF LOT 14, SARAH J. LEWIS SUBDIVISION, OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST, 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 LESS ROAD RIGHT OF WAY.

(PARCEL ID: 27-28-15-51588-000-1409; ADDRESS: 943 HIGHLAND AVENUE, DUNEDIN, FL 34698)

Parcel A: THE EAST 150 FEET OF THE NORTH 60 FEET OF THE EAST 210 FEET OF LOT 19, SARAH J. LEWIS SUBDIVISION OF THE WEST ¼ OF THE SE ¼ OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

PARCEL B: THE EAST 210 FEET OF LOT 19, LESS AND EXCEPT THE EAST 150 FEET OF THE NORTH 60 FEET THEREOF, SARAH J. LEWIS SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTRY WAS FORMERLY A PART.

(PARCEL ID: 27-28-15-51588-000-1900; ADDRESS: 946 HIGHLAND AVENUE, DUNEDIN, FL 34698)

AND

SOUTH HALF (S1/2) OF THE SOUTH HALF (S1/2) OF LOT 18, SARAH J. LEWIS SUBDIVISION, OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND THE SOUTH 1.5 FEET OF THE NORTH HALF OF THE SOUTH HALF OF LOT 18, SARAH J. LEWIS, OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LESS THE WEST 97 FEET THEREOF.

(PARCEL ID: 27-28-15-51588-000-1803; ADDRESS: 948 HIGHLAND AVENUE, DUNEDIN, FL 34698)

AND

LOT 14, THAT PART DESCRIBED AS COMING FROM SOUTHWEST CORNER OF LOT 14 RUN NORTH ALONG EASTERLY RIGHT OF WAY OF HIGHLAND AVENUE 141 FEET FOR POINT OF BEGINNING THENCE NORTHEASTERLY ALONG EAST RIGHT OF WAY LINE OF HIGHLAND AVENUE 141 FEET SOUTH THENCE EAST 306.2 FEET THENCE SOUTH 136 FEET THENCE WEST 313 FEET TO POINT OF BEGINNING, SARAH J. LEWIS SUBDIVISION ACCORDING TO 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: 27-28-15-51588-000-1400; ADDRESS: 949 - 957 HIGHLAND AVENUE, DUNEDIN, FL 34698)

AND

PART OF LOTS 15 AND 18 DESCRIBED FROM SOUTHEAST CORNER OF LOT 18 THENCE NORTH 55.25 FEET FOR POINT OF BEGINNING THENCE WEST 113 FEET THENCE NORTH 52 FEET SOUTH THENCE WEST 97 FEET THENCE NORTH 169 FEET SOUTH THENCE EAST 50 FEET THENCE NORTH 84.78 FEET THENCE SOUTH 89 DEGREES 112.49 FEET THENCE CURVE RIGHT RADIUS 44.96 FEET ARC 70.02 FEET CHORD BEARING SOUTH 45 DEGREES 63.16 FEET THENCE EAST 3.33 FEET THENCE SOUTH 259.33 FEET TO POINT OF BEGINNING, SARAH J. LEWIS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

(PARCEL ID: 27-28-15-51588-000-1800; ADDRESS: 968 HIGHLAND AVENUE, DUNEDIN, FL 34698)

AND

THE WEST 97 FEET OF THE NORTH HALF OF THE SOUTH HALF OF LOT 18, SARAH J. LEWIS SUBDIVISION, OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

(PARCEL ID: 27-28-15-51588-000-1802; ADDRESS: 970 HIGHLAND AVENUE UNIT A & B, DUNEDIN, FL 34698)

AND

LOT 3, BLOCK 2, EDENHURST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 43, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

(PARCEL ID: 27-28-15-24300-002-0030; ADDRESS: 984 HOWARD AVENUE, DUNEDIN, FL 34698)

AND

LOTS 7, 8, 9, AND 10, BLOCK 1, EDENHURST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 43, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

(PARCEL ID: 27-28-15-24300-001-0070; ADDRESS: LOT 7 HOWARD AVENUE, DUNEDIN, FL 34698)

(PARCEL ID: 27-28-15-24300-001-0090; ADDRESS: 953 HOWARD AVENUE, LOT 9, DUNEDIN, FL 34698)

(PARCEL ID: 27-28-15-24300-001-0080; ADDRESS: LOT 8 HOWARD AVENUE, DUNEDIN, FL 34698)

(PARCEL ID: 27-28-15-24300-001-0010; ADDRESS: LOT 10 HOWARD AVENUE, DUNEDIN, FL 34698)

AND

Ordinance 13-10
Exhibit "A"

LOT 10, HIGHLAND COURT FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF
AS RECORDED IN PLAT BOOK 56, PAGE 98, PUBLIC RECORDS OF PINELLAS COUNTY,
FLORIDA.

(PARCEL ID: 27-28-15-38664-000-0100; ADDRESS: 420-422 HIGHLAND COURT,
DUNEDIN, FL 34698)

AND
