

ORDINANCE 13-14

AN ORDINANCE AMENDING THE CITY OF DUNEDIN LAND USE PLAN, AS ADOPTED BY ORDINANCE 89-21, CERTAIN REAL PROPERTY FOLLOWING ANNEXATION LOCATED AT 1410 MAIN STREET, 1402 CARNATION DRIVE, VACANT LAND IMMEDIATELY NORTH OF 1402 CARNATION DRIVE AND 1418 CARNATION DRIVE WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 0.9 ACRES, ASSIGNING A COMMERCIAL GENERAL (CG) LAND USE DESIGNATION AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the owners of the property described herein have requested that the said property receive an amended land use designation on the Dunedin Land Use Plan following annexation; and

WHEREAS, the owners of the property described herein have requested that the Dunedin Land Use Plan be changed following annexation to Commercial General (CG); and

WHEREAS, the Local Planning Agency of the City of Dunedin has duly considered the type of land use designation that would be appropriate on said property and has recommended that the property herein below be changed following annexation to Commercial General (CG); and

WHEREAS, the City Commission of the City of Dunedin has considered such request and finds that such request should be granted; now, therefore,

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

Section 1. That the Dunedin Land Use Plan as adopted by Ordinance 89-21 be amended by redesignating the following described real property following annexation to Commercial General (CG), as said designation is more particularly described in said Land Use Plan:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Section 2. The effective date of this small scale development plan amendment shall be 31 days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), F.S. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Economic Opportunity, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued

or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity, Bureau of Local Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 15th day of August, 2013.



Dave Eggers
Mayor

ATTEST:



Denise M. Schlegel
City Clerk

READ FIRST TIME AND PASSED: June 6, 2013

READ SECOND TIME AND ADOPTED: August 15, 2013

Parcel A:

(O.R. Book 16815, Page 1159)

A portion of the following described Parcel: (Deed Book 1128, Page 203)
Beginning at a point 763 feet South of the Northwest corner of the Southeast Quarter of Northeast Quarter of Section 26, Township 28 South, Range 15 East, and run South to the Southwest corner of said Quarter Section, thence East along the South line of said Quarter Section 128.75 feet, thence North to a point 763 feet South of the North line of said Quarter Section, thence West 128.75 feet to the Point of Beginning. The East 15 feet thereof dedicated for road purposes.

Description as per Letter addressed to the Pinellas County Board of Commissioners, from "Pinellas County Title Company" Dated November 17, 1978:

Begin at the N.W. corner of the S.E. 1/4 of N.E. 1/4 of Section 26, Township 28 S., Range 15 E., and run thence S 00°00'13" W, 1163.0 feet to the Point of Beginning; thence S 89°25'15" E, 128.75 feet; thence S 00°00'13" W to North R/W line of State Road #580; thence West along said R/W line a distance of 128.75 feet; thence N 00°00'13" E to the Point of Beginning. LESS East 15 feet for road Right-of-Way.

LESS Right-of-Way for State Road #580:

(O.R. Book 5836, Page 1055)

That part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 15 East. Being described as follows:

Commence at the Easterly boundary of the Southeast 1/4 of Section 26, Township 28 South, Range 15 East, at a point 11.57 feet South 00°49'21" East of the Southeast corner of the Northeast 1/4 of said Section 26, said corner being 2649.62 feet South 00°18'03" West of the Northeast corner of the Northeast 1/4 of said Section 26; run thence North 89°26'43" West 1955.09 feet; thence North 00°32'17" East 59.62 feet; thence South 89°30'10" East 637.61 feet for a Point of Beginning; continue thence South 89°30'10" East 129.33 feet; thence North 00°01'27" East 11.40 feet to the beginning of a curve concave to the Southerly, having a radius of 22982.31 feet; thence from a tangent bearing of South 89°39'31" West run Westerly along said curve 83.96 feet through a central angle of 00°12'33" to the end of said curve; thence South 89°26'58" West 45.38 feet; thence South 00°00'32" East 9.20 feet to the Point of Beginning.

More particularly described as follows:

That part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 15 East. Being described as follows:

Commence at the Easterly boundary of the Southeast 1/4 of Section 26, Township 28 South, Range 15 East, at a point 11.57 feet South 00°49'21" East of the Southeast corner of the Northeast 1/4 of Section 26, said corner being 2649.62 feet South 00°18'03" West of the Northeast corner of the Northeast 1/4 of said Section 26; run thence North 89°26'43" West, 1955.09 feet; thence North 00°32'17" East, 59.62 feet; thence South 89°30'10" East, 766.94 feet thence North 00°01'27" East, 11.40 feet to the Point of Beginning, said point also being the beginning of a curve concave to the Southerly, having a radius of 22982.31 feet; thence from a tangent bearing of South 89°39'31" West run Westerly along said curve 83.96 feet through a central angle of 00°12'33" to the end of said curve; thence South 89°26'58" West, 45.38 feet; thence North 00°09'37" East, 104.53 feet; thence South 89°19'33" E, 128.91 feet; thence South 00°01'20" West, 101.91 feet to the Point of Beginning.

Subject to an Ingress-Egress Easement across the East 15 feet thereof.

Containing 13314.3 Square Feet or 0.31 Acres (More or Less)

Application #
AN-LUP-Zo 13-54.00 Z/C

Parcel B:

(O.R. Book 16815, Page 1162)

The South Half (South 50 feet) of the following described property:

Beginning at a point on the West boundary of the Southeast quarter of the Northeast quarter of Section 26, Township 28 South, Range 15 East; which is 1063 feet South of the Northwest corner of the said Southeast quarter of the Northeast quarter of the said Section 26, run thence South 100 feet along the said West boundary; thence run East 128.75 feet parallel to the South boundary of said Southeast quarter of the Northeast quarter of the said Section 26; thence run North 100 feet parallel to the said West boundary of the said Southeast quarter of the Northeast quarter of said Section 26; thence run West 128.75 feet to the Point of Beginning.

Subject to a dedication previously made of the East 15 feet of the above tract for road purposes, as appears in Deed Book 1128, Page 203 of the Public Records of Pinellas County, Florida.

More particularly described as follows:

That part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 15 East.

Being described as follows:

Commence at the Easterly boundary of the Southeast 1/4 of Section 26, Township 28 South, Range 15 East, at a point 11.57 feet South 00°49'21" East of the Southeast corner of the Northeast 1/4 of Section 26, said corner being 2649.62 feet South 00°18'03" West of the Northeast corner of the Northeast 1/4 of said Section 26; run thence North 89°26'43" West, 1955.09 feet; thence North 00°32'17" East, 59.62 feet; thence South 89°30'10" East, 766.94 feet thence North 00°01'27" East, 11.40 feet to the beginning of a curve concave to the Southerly, having a radius of 22982.31 feet; thence from a tangent bearing of South 89°39'31" West run Westerly along said curve 83.96 feet through a central angle of 30°12'33" to the end of said curve; thence South 89°26'58" West, 45.38 feet; thence North 00°09'37" East, 104.53 feet to the Point of Beginning; thence continue North 00°09'37" East, 50.00 feet; thence South 89°19'33" East, 128.78 feet; thence South 00°01'20" West, 50.00 feet; thence North 89°19'33" West, 128.91 feet to the Point of Beginning.

Subject to an Ingress-Egress Easement across the East 15 feet thereof.

Containing 6442.3 Square Feet or 0.15 Acres (More or Less)

Parcel C:

(O.R. Book 16815, Page 1156)

The North Half (North 50 feet) of the following described property:
Beginning at a point on the West boundary of the Southeast quarter of the Northeast quarter of Section 26, Township 28 South, Range 15 East; which is 1063 feet South of the Northwest corner of the said Southeast quarter of the Northeast quarter of the said Section 26, run thence South 100 feet along the said West boundary; thence run East 128.75 feet parallel to the South boundary of said Southeast quarter of the Northeast quarter of the said Section 26; thence run North 100 feet parallel to the said West boundary of the said Southeast quarter of the Northeast quarter of said Section 26; thence run West 128.75 feet to the Point of Beginning.

Subject to a dedication previously made of the East 15 feet of the above tract for road purposes, as appears in Deed Book 1128, Page 203 of the Public Records of Pinellas County, Florida.

More particularly described as follows:

That part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 15 East.
Being described as follows:

Commence at the Easterly boundary of the Southeast 1/4 of Section 26, Township 28 South, Range 15 East, at a point 11.57 feet South 00°49'21" East of the Southeast corner of the Northeast 1/4 of Section 26, said corner being 2649.62 feet South 00°18'03" West of the Northeast corner of the Northeast 1/4 of said Section 26; run thence North 89°26'43" West, 1955.09 feet; thence North 00°32'17" East, 59.62 feet; thence South 89°30'10" East, 766.94 feet thence North 00°01'27" East, 11.40 feet to the beginning of a curve concave to the Southerly, having a radius of 22982.31 feet; thence from a tangent bearing of South 89°39'31" West run Westerly along said curve 83.96 feet through a central angle of 00°12'33" to the end of said curve; thence South 89°26'58" West, 45.38 feet; thence North 00°09'37" East, 154.53 feet to the Point of Beginning; thence continue North 00°09'37" East, 50.00 feet; thence South 89°19'33" East, 128.66 feet; thence South 00°01'20" West, 50.00 feet; thence North 89°19'33" West, 128.78 feet to the Point of Beginning.

Subject to an Ingress-Egress Easement across the East 15 feet thereof.
Containing 8436.2 Square Feet or 0.15 Acres (More or Less)

Parcel D:

(O.R. Book 16823, Page 221)

Begin 963 feet South of the Northwest corner of the Southeast Quarter of Northeast Quarter of Section 26, Township 28 South, Range 15 East for a Point of Beginning; run thence South 100 feet; thence East 128.75 feet; thence North 100 feet; thence West 128.75 feet to the Point Of Beginning, Less the East 15 feet of said Tract, which has been dedicated for road purposes.

Containing 12,875 Square Feet or 0.30 Acres (More or Less)