

ORDINANCE 13-27

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 375, 403 AND 407 PATRICIA AVENUE, 1060 SCOTSDALE STREET, AND UNASSIGNED ADDRESS AT SCOTSDALE STREET (PARCEL NOS. 35-28-15-00000-310-0400, 35-28-15-00000-240-0120, 35-28-15-00000-240-0110, 35-28-15-00000-310-0100 AND 35-28-15-00000-310-0700), WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 23.22 ACRES MOL, FROM LIGHT INDUSTRIAL (LI) AND GENERAL BUSINESS (GB) TO FORM-BASED MEDIUM (FX-M) AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the owners of the property described herein have requested that the said property be zoned to Form-Based Medium (FX-M); 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 request of said owner 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 Form-Based Medium (FX-M) 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 17th day of April, 2014.



Dave Eggers
Mayor

ATTEST:


Denise M. Schlegel
City Clerk

READ FIRST TIME AND PASSED: April 3, 2013

READ SECOND TIME AND ADOPTED: April 17, 2014

Exhibit "A"

THE FOLLOWING DESCRIPTION IS A COMPOSITE OF ALL PARCELS AS A CONTIGUOUS DESCRIPTION:

A TRACT OF LAND LYING AND BEING A PART OF THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, ALSO BEING A POINT IN THE CENTERLINE OF PATRICIA AVENUE; THENCE S88°52'03"E ALONG THE EAST/WEST CENTER LINE OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, 50.01 FEET TO THE POINT OF BEGINNING; AND THENCE ALONG A LINE 50.01 FEET FROM AND BEING PARALLEL WITH THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, N00°09'32"E, 30 FEET; THENCE 30 FEET FROM AND BEING PARALLEL WITH THE EAST/WEST CENTERLINE OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, S88°52'03"E, 300 FEET; THENCE ALONG A LINE BEING THE EAST LINE OF THE WEST 350 FEET OF THE SE 1/4, OF THE NW 1/4, OF SAID SECTION 35, N00°09'03"E, 100.02 FEET TO A POINT ON THE SOUTH BOUNDARY OF PATRICIA ESTATES, ACCORDING TO THE PLAT THEREFORE, AS RECORDED IN PLAT BOOK 54, PAGE 38, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH BOUNDARY LINE OF PATRICIA ESTATES, S88°52'03"E, 318.99 FEET; THENCE ALONG A LINE BEING PARALLEL WITH THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 35, S00°09'32"W, 130.02 FEET TO A POINT ON THE EAST/WEST CENTERLINE OF SAID SECTION 35; THENCE CONTINUE ALONG SAID EAST/WEST CENTERLINE, S88°52'03"E, 411.05 FEET; THENCE S47°18'47"W, 105.23 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 400 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.17 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 20°47'15", A CHORD DISTANCE OF 144.33 FEET AND BEARING OF S57°42'25"W; THENCE ALONG A LINE BEING PARALLEL WITH THE EAST/WEST CENTERLINE OF SAID SECTION 35, S88°52'03"E, 398.74 FEET, SAID POINT BEING 50 FEET FROM THE NORTH/SOUTH CENTERLINE OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST; THENCE ALONG A LINE BEING 50 FEET FROM AND PARALLEL WITH THE NORTH/SOUTH CENTERLINE OF SAID SECTION 35, S00°08'48"W, 488.77 FEET MORE OR LESS, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF SCOTSDALE STREET; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF SCOTSDALE STREET, S51°59'27" W, 312.93 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTH; HAVING A RADIUS OF 200 FEET; THENCE ALONG THE ARC OF SAID CURVE 136.10 FEET SAID CURVE HAVING A CENTRAL ANGLE OF 38°59'24", A CHORD DISTANCE OF 133.49 FEET AND BEARING OF

S71°23'33"W; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SCOTSDALE STREET BEING 60 FEET FROM AND PARALLEL WITH THE NORTH BOUNDARY OF WILLOW WOOD VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 9 THROUGH 11, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, N89°01'18"W, 859.32 FEET TO THE EAST RIGHT-OF-WAY OF PATRICIA AVENUE, SAID LINE ALSO BEING 50.01 FEET FROM THE WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF PATRICIA AVENUE, ALSO BEING 50.01 FEET FROM AND PARALLEL WITH THE WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 35, N00°17'00"E, 715.08 FEET MORE OR LESS; THENCE ALONG A LINE BEING PARALLEL WITH THE EAST/WEST CENTERLINE OF SAID SECTION 35, S88°52'03"E, 277.61 FEET; THENCE ALONG A LINE BEING PARALLEL WITH THE WEST LINE OF NE 1/4 OF THE SW 1/4 OF SAID SECTION 35, N00°17'00"E, 131.01 FEET; THENCE S88°52'03"E, 25 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 815 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°02'43", THENCE ALONG THE ARC OF SAID CURVE 185.56 FEET, A CHORD DISTANCE OF 185.16 FEET AND BEARING OF N84°36'09"E TO A POINT OF REVERSE CURVATURE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 735 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 166.94 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 13°00'48", A CHORD DISTANCE OF 166.58 FEET AND BEARING OF N84°36'09"E TO A POINT ON THE EAST/WEST CENTER LINE OF SAID SECTION 35; THENCE CONTINUE ALONG SAID EAST/WEST CENTER LINE OF SECTION 35, N88°52'03"W, 652.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,002,707.01 SQUARE FEET OR 23.02 ACRES MORE OR LESS.

A TRIANGLE PORTION OF LAND LYING AND BEING IN THE NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, S89°01'18"E, 1,332.95 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST; THENCE ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 35, N00°08'48"E, 490.98 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY BOUNDARY OF WILLOW WOOD VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 9 THROUGH 11, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

THENCE N41°03'43"W, 137.37 FEET ALONG SAID EASTERLY BOUNDARY OF WILLOW WOOD VILLAGE TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF SCOTSDALE STREET; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF SCOTSDALE STREET, N51°59'27"E, 115.09 FEET TO A POINT ON THE NORTH/SOUTH CENTERLINE OF SAID SECTION 35, SAID POINT ALSO BEING THE WESTERLY MOST CORNER OF SCOTSDALE BLUFFS PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 83 THROUGH 85, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE ALONG SAID NORTH/SOUTH CENTERLINE OF SAID SECTION 35, ALSO BEING THE WESTERLY BOUNDARY OF SAID SCOTSDALE BLUFF PHASE 1, S00°08'48"W, 174.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 7893.79 SQUARE FEET OR 0.18 ACRES MORE OR LESS.

