

ORDINANCE 14-01

AN ORDINANCE AMENDING THE CITY OF DUNEDIN LAND USE PLAN, AS ADOPTED BY ORDINANCE 89-21, ON CERTAIN REAL PROPERTY LOCATED AT 1289 MICHIGAN BOULEVARD AND A PORTION OF CERTAIN REAL PROPERTY LOCATED AT 1293 MICHIGAN BOULEVARD, WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 2.7 ACRES MOL, FROM INSTITUTIONAL (I) TO RESIDENTIAL URBAN (RU); 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; and

WHEREAS, the owners of the property described herein have requested that the Dunedin Land Use Plan be changed to allow the site to Residential Urban (RU); 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 to Residential Urban (RU); 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 to Residential Urban (RU), 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 3rd day of April, 2014.



Dave Eggers
Mayor

ATTEST:



Denise M. Schlegel
City Clerk

READ FIRST TIME AND PASSED: January 9, 2014

READ SECOND TIME AND ADOPTED: April 3, 2014

Parcel 1: (North Parcel)
Parcel ID: 23/28/15/70110/100/2100

THE NORTH 1/2 OF LOT 21 IN THE NE 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT OF PINELLAS GROVES AS RECORDED IN PLAT BOOK 3, PAGE 15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS OVER THE EAST 10 FEET OF SAID PARCEL AS GRANTED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2102, PAGE 157 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONSISTING OF APPROXIMATELY 2.099 ACRES

AND

Southeast Piece of Parcel 2, South of the Lodge

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION: RUN S 00°16'38" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 503.59 FEET TO THE POINT OF BEGINNING; THENCE N 89°42'32" EAST 164.93 FEET; THENCE S 00°21'06" EAST 158.83 FEET; THENCE N 89°27'00" EAST 165.12 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N 00°17'32" WEST 156.41 FEET TO THE POINT OF BEGINNING.

CONSISTING OF APPROXIMATELY 0.597 ACRES

