

## ORDINANCE 14-02

**AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 1289 AND 1293 MICHIGAN BOULEVARD WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 5.13 ACRES MOL, FROM SINGLE-FAMILY RESIDENTIAL (R-60) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD); 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 Planned Residential Development (PRD); 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 owners 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 Planned Residential Development (PRD) 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 3rd day of April, 2014.

  
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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

**Parcel 2: (South parcel)**  
Parcel ID: 23/28/15/70110/100/2101

SOUTH 1/2 OF LOT 21, IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT OF PINELLAS GROVES, AS RECORDED IN PLAT BOOK 3, PAGE 15, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AND INCLUDING AN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS OVER THE WEST (EAST) 10 FEET OF THE NORTH 1/2 OF SAID LOT 21, AND WHICH SAID EASEMENT IS FOR PURPOSES OF A PRIVATE ROADWAY AND NOT A PUBLIC ROADWAY, SAID EASEMENT RECORDED IN DEED BOOK 1558, PAGE 77, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONSISTING OF APPROXIMATELY 2.429 ACRES

AND

**Southeast Piece of Parcel 2, South of the Lodge**  
Parcel ID: 23/28/15/70110/100/2101

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

Application # LUP-Zo-S/D-LDO 13-59.00 Z/C

