

## **ORDINANCE 15-25**

**AN ORDINANCE ZONING CERTAIN REAL PROPERTY FOLLOWING ANNEXATION LOCATED AT 29870 U.S. HIGHWAY 19 N. (PARCEL NUMBER 18-28-16-00000-340-1300) WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 1.06 ACRES, FROM COMMERCIAL PARKWAY (CP-1) (COUNTY) TO GENERAL BUSINESS (GB); AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.**

**WHEREAS**, the owner of the property described herein has requested that the said property be rezoned following annexation from Commercial Parkway (CP-1) (County) to General Business (GB); 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 rezoned from Commercial Parkway (CP-1) (County) to General Business (GB), 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 30th day of July, 2015.**

  
\_\_\_\_\_  
Julie Ward Bujalski  
Mayor

ATTEST:

  
\_\_\_\_\_  
Denise M. Kirkpatrick  
City Clerk

READ FIRST TIME AND PASSED: July 09, 2015

READ SECOND TIME AND ADOPTED: July 30, 2015

Ordinance 15-25  
Exhibit "A"

The West 300 feet of the East 400 feet of the South half of the North half of the SE 1/4 of the SW 1/4 of Section 18, Township 28 South, Range 16 East, less that part lying within Public Road known as Congress Street, as deeded in O.R.Book 607, page 448 of the Public Records of Pinellas County, Florida.

LESS

A parcel of land lying in the Southwest 1/4 of Section 18, Township 28 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of Section 18, Township 28 South, Range 16 East; thence N 01°49'12" W, along the North-South centerline of said Section 18, 656.56 feet to the South line of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 18, thence S 88°48'36" West, 100.01 feet to the West right-of-way line of U.S. Highway 19 (a 200-foot right-of-way) and the Point of Beginning; thence continue S 88°48'36" W, 300.01 feet; thence N 01°49'12" W, 139.99 feet; thence N 88°10'48" E, 106.30 feet; thence N 01°49'12" W, 35.00 feet; thence N 88°10'48" E, 30.00 feet; thence S 01°49'12" E, 35.00 feet; thence N 88°10'48" E, 163.70 feet to the West right-of-way of said U.S. Highway 19; thence S 01°49'12" E along said right-of-way line 143.29 feet to the Point of Beginning.