ORDINANCE 15-24

AN ORDINANCE AMENDING THE CITY OF DUNEDIN LAND USE PLAN, AS ADOPTED BY ORDINANCE 89-21, ON CERTAIN REAL PROPERTY FOLLOWING ANNEXATION LOCATED AT 29870 U.S. HIGHWAY 19 N. (PARCEL NUMBER18-28-16-00000-340-1300) WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 1.06 ACRES, ASSIGNING A RESIDENTIAL/OFFICE/RETAIL (R/O/R) LAND USE DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

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

WHEREAS, the owner of the property described herein has requested that the Dunedin Land Use Plan be changed following annexation to Residential/Office/Retail (R/O/R); 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 Residential/Office/Retail (R/O/R); 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 Residential/Office/Retail (R/O/R), 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 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 15-24
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, 300.01feet; 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.