

## ORDINANCE 15-27

**AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 2641 MICHAEL PLACE (PARCEL NUMBER 15-28-15-23166-001-0000) WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 2.43 ACRES FROM FORM-BASED MEDIUM (FX-M) TO TOURIST FACILITY (TF); 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 from Form-Based Medium (FX-M) to Tourist Facility (TF); and

**WHEREAS**, the Local Planning Agency of the City of Dunedin, Florida, has duly considered the rezoning on said real property, and has recommended that the rezoning request of said owner be granted; and

**WHEREAS**, due and proper public hearing on the said recommended rezoning 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:**

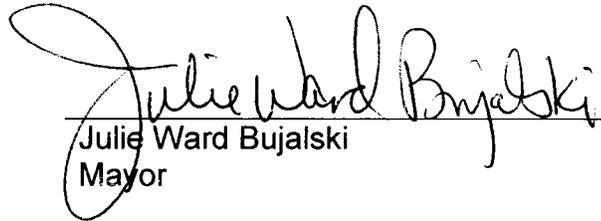
**Section 1:** That from and after the effective date of the within Ordinance, the following described real property shall hereby be rezoned from Form-Based Medium (FX-M) to Tourist Facility (TF), as said zoning classification is more particularly described in Dunedin's Land Development Code:

**See Exhibit "A"**

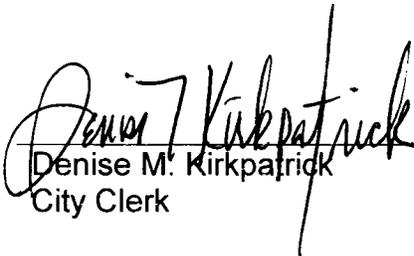
**attached hereto and made a part hereof.**

**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 December, 2015.**

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

ATTEST:

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

READ FIRST TIME AND PASSED: August 20, 2015

READ SECOND TIME AND ADOPTED: December 3, 2015

EXHIBIT "A"

Parcel 1:

From the Southwest corner of Tract "A" DUNEDIN CAUSEWAY CENTER as recorded in Plat Book 59, Pages 20, 21, 22, Public Records of Pinellas County, Florida, run along the North right-of-way line of Causeway Boulevard, North 69 degrees 09 minutes 17 seconds West, 266.25 feet; thence along the East line of Michael Place, North 20 degrees 50 minutes 43 seconds East, 158.05 feet, to a Point of Beginning; thence continue along said East line of Michael Place the following three courses: (1) North 20 degrees 50 minutes 43 seconds East, 71.42 feet (2) By a curve to the left, through an angle of 19 degrees 43 minutes 06 seconds with a radius of 140.00 feet, an arc of 48.18 feet (3) North 01 degrees 07 minutes 37 seconds East, 160.68 feet; thence North 72 degrees 53 minutes 26 seconds East, 423.11 feet; thence South 20 degrees 50 minutes 43 seconds West, 530.13 feet; thence North 69 degrees 09 minutes 17 seconds West, 271.25 feet to the point of Beginning. LESS AND EXCEPT that part described as ALL OF MACEDONIA CONDO. From the Southwest corner of Tract "A" DUNEDIN CAUSEWAY CENTER as recorded in Plat Book 59 Pages 20, 21, and 22, Public Records of Pinellas County, Florida; thence along the North right-of-way line of Causeway Boulevard, South 69 degrees 09 minutes 17 seconds East, 5.00 feet; thence North 20 degrees 50 minutes 43 seconds East, 43315.81 feet to a Point on the East line of Michael Place; thence along the East line of Michael Place, North 01 degrees 07 minutes 37 seconds East, 107.58 feet; thence North 72 degrees 53 minutes 26 seconds East, 423.11 feet; thence South 20 degrees 50 minutes 43 seconds West, 255.04 feet to the Point of Beginning.

Parcel 2:

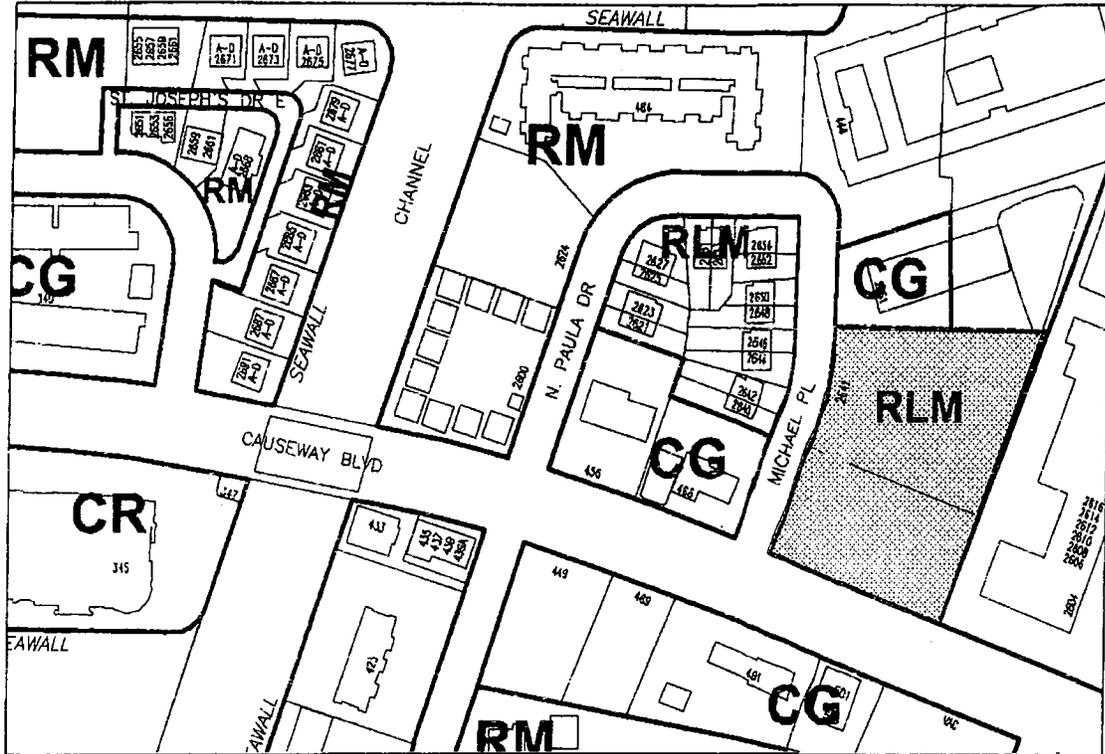
From the Southwest corner of Tract "A" DUNEDIN CASUSEWAY CENTER, as recorded in Plat Book 59, Pages 20, 21, and 22, Public Records of the Pinellas County, Florida, run along the North right-of-way line of Causeway Boulevard, North 69 degrees 09 minutes 17 seconds West, 266.25 feet; thence along the East line of Michael Place, North 20 degrees 50 minutes 43 seconds East, 158.06 feet; thence South 69 degrees 09 minutes 17 seconds East, 271.25 feet, thence South 20 degrees 50 minutes 43 seconds West, 158.06 feet; thence along the North right-of-way line of Causeway Boulevard, North 69 degrees 09 minutes 17 seconds West 5.00 feet to the Point of Beginning. LESS AND EXCEPT that part described as ALL OF MACEDONIA CONDO. From the Southwest corner of Tract "A" DUNEDIN CAUSEWAY CENTER as recorded in Plat Book 59, Pages 20, 21, and 22, Public Records of Pinellas County Florida; thence along the North right-of-way line of Causeway Boulevard, South 69 degrees 09 minutes 17 seconds East, 5.00 feet; thence North 20 degrees 50 minutes 43 seconds East, 433.15 feet to a Point of Beginning; Thence North 88 degrees 52 minutes 23 seconds West 315.81 feet to a Point on the East line of Michael Place; thence along the East line of Michael Place, North 01 degrees 07 minutes 37 seconds East, 107.58 feet; thence North 72 degrees 53 minutes 26 seconds East, 423.111 feet; thence South 20 degrees 50 minutes 43 seconds West, 255.04 feet to the Point of Beginning.

Parcel 3:

To be determined upon review of a current and accurate survey

# LAND USE MAP

Project Site: 2641 Michael Place



Key	
CG - Commercial General	RM - Residential Low Medium (7.6-10.0 Units/Acre)
CR - Commercial Recreation	RFM - Resort Facilities Medium
RM - Residential Medium (10.1-15.0 Units/Acre)	