

ORDINANCE 15-46

AN ORDINANCE AMENDING THE CITY OF DUNEDIN LAND USE PLAN, AS ADOPTED BY ORDINANCE 89-21, ON CERTAIN REAL PROPERTY FOLLOWING ANNEXATION LOCATED AT 1441 AND 1461 VIRGINIA STREET WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 8.3 ACRES, ASSIGNING RESIDENTIAL SUBURBAN (RS) AND PRESERVATION (P) LAND USE DESIGNATIONS AS SHOWN IN THE ATTACHED EXHIBIT; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the owners of the properties described herein have requested that the said properties receive amended land use designations on the Dunedin Land Use Plan following annexation; and

WHEREAS, the owner of the properties described herein have requested that the Dunedin Land Use Plan be changed following annexation to Residential Suburban (RS) to a portion of the properties and Preservation (P) to the remaining portion; and

WHEREAS, the Local Planning Agency of the City of Dunedin has duly considered the type of land use designations that would be appropriate on said properties and has recommended that the property herein below be changed following annexation to Residential Suburban (RS) and Preservation (P); 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 Suburban (RS) and Preservation (P), as said designations are 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 16th day of March, 2016.


Julie Ward Bujalski
Mayor

ATTEST:


Denise M. Kirkpatrick
City Clerk

READ FIRST TIME AND PASSED: February 18, 2016

READ SECOND TIME AND ADOPTED: March 16, 2016

EXHIBIT A

Parcel 1:

Commence at the Northeast corner of Section 35, Township 28 South, Range 15 East, Pinellas County, Florida; thence North 88 degrees 29' 16" West, along the North boundary of said Section 35, 490.00 feet for a Point of Beginning; thence South 00 degrees 07' 46" East, 571.93 feet; thence North 88 degrees 29' 16" West, 459.16 feet; thence North 00 degrees 02' 54" East, parallel to the West boundary of the Northeast ¼ of the Northeast ¼ of said Section 35, 571.89 feet; thence South 88 degrees 29' 16" East, along the North boundary of said Section 35, 457.38 feet to the Point of Beginning. (Less that part of the above described tract occupied by County Road No. 34 [Virginia Street] and subject to an easement for ingress and egress across the Eastern 20 feet thereof).

AND

Parcel 2:

Commence at the Northeast corner of Section 35, Township 28 South, Range 15 East, Pinellas County, Florida; thence North 88 degrees 29' 16" West, along the North boundary of said Section 35, 490.00 feet; thence South 00 degrees 07' 47" East, 571.93 feet for a Point of Beginning; thence continue South 00 degrees 07' 46" East, 375.47 feet; thence South 85 degrees 29' 26" West, 316.44 feet; thence North 00 degrees 02' 54" East, parallel to the West boundary of the Northeast ¼ of the Northeast ¼ of said Section 35, 408.66 feet; thence South 88 degrees 29' 16" East, 314.38 feet to the Point of Beginning.

Together with a 20 foot wide easement for ingress and egress described as follows:

Commence at the Northeast corner of Section 35, Township 28 South, Range 15 East, Pinellas County, Florida; thence North 88 degrees 29' 16" West, along the North boundary of said Section 35, 490.00 feet for a Point of Beginning; thence South 00 degrees 07' 46" East, 571.93 feet; thence North 88 degrees 29' 16" West, 20.00 feet; thence North 00 degrees 07' 46" West, 571.93 feet; thence South 88 degrees 29' 16" East, 20.00 feet to the Point of Beginning.