

## ORDINANCE 14-17

**AN ORDINANCE AMENDING THE CITY OF DUNEDIN LAND USE PLAN, AS ADOPTED BY ORDINANCE 89-21, ON CERTAIN REAL PROPERTY FOLLOWING ANNEXATION LOCATED AT 3215 COUNTY ROAD 1 WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 0.38 ACRES, ASSIGNING A RESIDENTIAL URBAN (RU) LAND USE DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.**

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

**WHEREAS**, the owners of the property described herein have requested that the Dunedin Land Use Plan be changed following annexation to Residential Urban (RU); 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 Urban (RU); 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 Urban (RU), 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 25th day of September, 2014.**

  
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Dave Eggers  
Mayor

ATTEST:

  
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Denise M. Schlegel  
City Clerk

READ FIRST TIME AND PASSED: September 18, 2014

READ SECOND TIME AND ADOPTED: September 25, 2014

EXHIBIT "A"

THAT PART OF THE NORTH 2/3 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 15 EAST, LYING EAST OF STATE ROAD 15 (COUNTY ROAD 1); LESS THE NORTH 320 FEET AND ALSO LESS THE EAST 142.48 FEET, PINELLAS COUNTY FLORIDA.

THE TRACT HEREBY CONVEYED IS OTHERWISE DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24 AND RUN THENCE SOUTH 00°22'14" EAST, 987.23 FEET ALONG 40 ACRE LINE (BEING ALSO THE CENTERLINE OF GARRISON ROAD); THENCE NORTH 89°34'27" WEST, 142.48 FEET FOR POINT OF BEGINNING; FROM POINT OF BEGINNING THUS ESTABLISHED RUN THENCE NORTH 89°34'27" WEST, A DISTANCE OF 134.91 FEET TO EAST BOUNDARY LINE OF STATE ROAD 15; THENCE SOUTH 9°57'02" WEST ALONG SAID LINE 126.25 FEET; THENCE SOUTH 89°32'02" EAST 157.62 FEET; THENCE NORTH 00°22'14" WEST 125.5 FEET MORE OR LESS TO POINT OF BEGINNING, PINELLAS COUNTY FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 24; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24 NORTH 89°40'39" WEST ON AN ASSUMED BEARING A DISTANCE OF 130.58 FEET TO THE CENTERLINE OF COUNTY ROAD NO.1; THENCE ALONG THE CENTERLINE OF COUNTY ROAD NO.1; SOUTH 10°00'57" WEST, A DISTANCE OF 1.04 FEET; THENCE CONTINUE ALONG SAID CENTERLINE OF COUNTY ROAD NO. 1 SOUTH 09°54'59" WEST, A DISTANCE OF 995.05 FEET; THENCE SOUTH 80°05'01" EAST, A DISTANCE OF 33.00 FEET TO THE NORTHWEST CORNER AS OCCUPIED OF THAT PARCEL OF LAND DESCRIBED IN O.R. BOOK 4578, PAGE 1980 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO.1 AS PER SAID OFFICIAL RECORDS AND ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°36'30" EAST, A DISTANCE OF 17.24 FEET; THENCE SOUTH 09°54'59" WEST, A DISTANCE OF 126.07 FEET TO THE NORTH LINE OF THE SOUTH ONE-THIRD (S 1/3) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 24; THENCE NORTH 89°33'12" WEST ALONG SAID NORTH LINE, A DISTANCE OF 17.24 FEET TO ITS INTERSECTION WITH EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD NO.1; THENCE NORTH 09°54'59" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 126.05 FEET TO THE POINT OF BEGINNING, PINELLAS COUNTY, FLORIDA.

Parcel Identification Number: 24-28-15-00000-220-1700