

## **ORDINANCE 18-03**

**AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 801 MAIN STREET (PARCEL ID NO. 26-28-15-00000-320-1800) FROM MOBILE HOME (MH) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD); AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.**

**WHEREAS**, the owner of the property described herein has requested that the property described herein be rezoned from Mobile Home (MH) to Planned Residential Development (PRD); 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 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 Mobile Home (MH) to Planned Residential Development (PRD), 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 21st day of June, 2018.

  
Julie Ward Bujalski  
Mayor

ATTEST:

  
Denise M. Kirkpatrick  
City Clerk

READ FIRST TIME AND PASSED: March 1, 2018

READ SECOND TIME AND ADOPTED: June 21, 2018

**Exhibit "A" Legal Description**

**BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 135 FEET OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, AND RUN EAST PARALLEL TO THE SOUTH BOUNDARY OF SAID SOUTHWEST ¼ 285 FEET, RUN THENCE NORTH 01° 52" WEST TO INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE RIGHT-OF-WAY OF COUNTY HIGHWAY NO. 48, RUN THENCE SOUTH 79° WEST ALONG SAID RIGHT-OF-WAY BOUNDARY TO INTERSECTION WITH THE WEST BOUNDARY OF SAID SOUTHWEST 1/4, RUN THENCE SOUTH ALONG THE SAID WEST BOUNDARY 393 FEET, MORE OR LESS TO THE POINT OF BEGINNING, LESS RIGHT-OF-WAY FOR NEW YORK AVENUE ON THE WEST AND LESS RIGHT-OF-WAY FOR STATE ROAD 580 ON THE NORTH.**

**ALSO LESS THAT PORTION DESCRIBED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6038, PAGE 709 DESCRIBED AS FOLLOWS:**

**THAT PART OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:**

**COMMENCE THE WESTERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST, AT A POINT 778.52 FEET SOUTH 00° 20' 18" EAST, OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 26, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEASTERLY HAVING A RADIUS OF 674.07 FEET, THENCE FROM A TANGENT BEARING OF NORTH 62° 57' 44" EAST, RUN NORTHEASTERLY ALONG SAID CURVE 27.71 FEET THROUGH A CENTRAL ANGLE OF 02° 21' 19" TO THE END OF SAID CURVE; THENCE SOUTH 00° 20' 18" EAST, 36.41 FEET TO A POINT OF BEGINNING; CONTINUE THENCE SOUTH 00° 20' 18" EAST, 31.97 FEET; THENCE NORTH 72° 49' 31" EAST, 201.51 FEET; THENCE NORTH 76° 32' 54" EAST, 68.93 FEET; THENCE NORTH 00° 20' 18" WEST, 25.11 FEET; THENCE SOUTH 81° 39' 12" WEST, 72.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEASTERLY HAVING A RADIUS OF 641.07 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 197.79 FEET THROUGH A CENTRAL ANGLE OF 17° 40' 40" TO THE END OF SAID CURVE ALSO BEING THE POINT OF BEGINNING.**