

## **ORDINANCE 18-04**

**AN ORDINANCE AMENDING THE CITY OF DUNEDIN LAND USE PLAN, AS ADOPTED BY ORDINANCE 89-21, ON CERTAIN REAL PROPERTY LOCATED AT 801 MAIN STREET (PARCEL NUMBER 26-28-15-00000-320-1800) WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 2.37 ACRES, ASSIGNING RESIDENTIAL MEDIUM (RM) 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; and

**WHEREAS**, the owner of the property described herein has requested that the Dunedin Land Use Plan be changed from Residential Low Medium (RLM) to Residential Medium (RM); 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 to Residential Medium (RM); 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:**

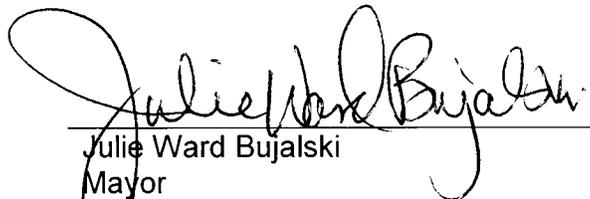
**Section 1.** That the Dunedin Land Use Plan as adopted by Ordinance 89-21 be amended by redesignating the following described real property to Residential Medium (RM), as said designation is more particularly described in said Land Use Plan:

**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 21st day of June, 2018.**

  
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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.**