

## **ORDINANCE 23-09**

**AN ORDINANCE OF THE CITY OF DUNEDIN, FLORIDA ANNEXING CERTAIN REAL PROPERTY LOCATED AT 2010 GREENBRIAR BLVD (PARCEL NUMBER 36-28-15-00000-240-0200) WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 11.52 ACRES INTO THE CORPORATE LIMITS OF THE CITY; PROVIDING FOR FILING WITH THE CLERK OF COURT; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City of Dunedin (the City) may lawfully annex land lying contiguous to the boundaries of the City upon written petition of the property owner pursuant to City Code sections 104-34.1 through 104-34.10, its home rule powers, and section 171.044, Florida Statutes; and

**WHEREAS**, the owner has petitioned for voluntary annexation and has provided proper proof of title setting forth the names of all persons, firms or corporations owning any interest in said property; and

**WHEREAS**, said property is reasonably compact and is contiguous to the City, lying in an unincorporated area, and

**WHEREAS**, notice of the annexation proposed by this Ordinance, which includes all information required by section 171.044(2), Florida Statutes, has been published at least once each week for two consecutive weeks in a newspaper of general circulation within the City; and

**WHEREAS**, notice of the annexation proposed by this Ordinance has been provided by certified mail to the Pinellas County Board of County Commissioners in accordance with section 171.044(6), Florida Statutes.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED THAT:**

**SECTION 1.** The above recitals are true, correct, and incorporated by reference as the findings of the City Commission in enacting this Ordinance.

**SECTION 2.** The City of Dunedin, acting by and through its City Commission, hereby annexes into the corporate limits of the City Dunedin the following property lying contiguous to the territorial limits of said City:

**SEE ATTACHED EXHIBIT "A"**

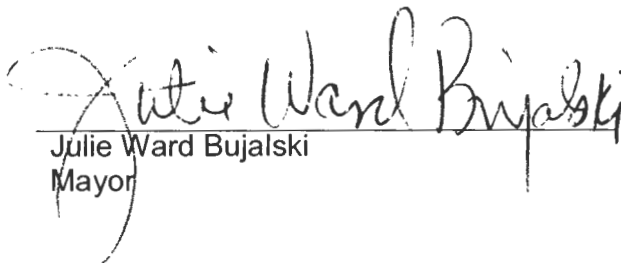
**A legal description of and map clearly showing the annexed area is attached hereto as Exhibit "A" and incorporated herein by reference.**

**SECTION 3.** Upon final passage and enactment, a certified copy of this Ordinance shall be filed with the Pinellas County Clerk of the Circuit Court, the Department of State, and the County Administrator within seven days.

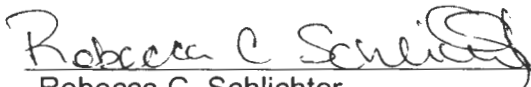
**SECTION 4.** When this Ordinance has been duly filed as provided in section 3 above, the property hereinabove described shall enjoy all the privileges and be subject to all liabilities as are applicable to the other lands and inhabitants within the corporate limits and subject to all laws and ordinances of the City of Dunedin.

**SECTION 5.** This Ordinance shall become effective immediately upon final passage and enactment.

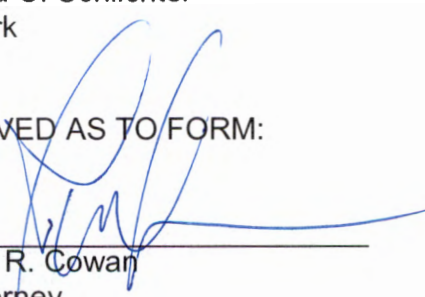
**PASSED AND ENACTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 2<sup>nd</sup> day of November, 2023.**

  
Julie Ward Bujalski  
Mayor

ATTEST:

  
Rebecca C. Schlichter  
City Clerk

APPROVED AS TO FORM:

  
Jennifer R. Cowan  
City Attorney

READ FIRST TIME AND PASSED:

September 7, 2023

READ SECOND TIME AND ADOPTED:

November 2, 2023

**EXHIBIT "A"**  
**Legal Description**

**PARCEL 1:**

From the Southeast corner of the Northwest 1/4 of Section 36, Township 28 South, Range 15 East, Pinellas County, Florida; run North 89°49'04" West, along the East-West centerline of said Section 36, 50.00 feet for a POINT OF BEGINNING; thence continue North 89°49'04" West, 355 feet; thence run North 00°08'05" West, parallel to the North-South centerline of said Section 36, 418 feet; thence run North 44°51'55" East, 140.72 feet; thence run South 64°51'44" East, 304.82 feet to a point on the Westerly right-of-way line of Greenbriar Blvd. in the Plat of GREENBRIAR UNIT I, recorded in Plat Book 54, page 60, Public Records of Pinellas County, Florida; thence run Southerly along said Westerly right-of-way line, along a curve to the left 349.44 feet radius (chord bearing South 9°38'24" West, chord distance of 118.65 feet) 119.23 feet; thence run South 0°08'05" East continuing on said Westerly right-of-way line 272.39 feet to the POINT OF BEGINNING; LESS AND EXCEPT existing right-of-way for County Road 34 (Virginia Avenue).

AND

**PARCEL 2:**

From the Southeast corner of the Northwest 1/4 of Section 36, Township 28 South, Range 15 East, Pinellas County, Florida; run North 89°49'04" West, along the East-West centerline of said Section 36, 405.00 feet for a POINT OF BEGINNING; thence continue North 89°49'04" West, along said centerline of said Section 36, 529.96 feet; thence run North 00°06'12" West, along the Easterly line of the Westerly 66 feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 36, 669.31 feet; thence run South 89°56'16" East, along the Northerly line of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 36, 559.58 feet; thence run South 0°08'05" East, 135.00 feet; thence run South 75°45'28" East, 71.76 feet; thence run South 44°51'55" West, 140.72 feet; thence run South 0°08'05" East, 418 feet to the POINT OF BEGINNING; LESS AND EXCEPT existing right-of-way for County Road 34 (Virginia Avenue).

Parcel 1 and Parcel 2 being more particularly described as surveyed:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE N89°49'11"W ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 36, A DISTANCE OF 934.89 FEET; THENCE N00°05'27"W, A DISTANCE OF 33.01 FEET TO THE POINT OF BEGINNING; THENCE N00°05'27"W, A DISTANCE OF 636.04 FEET; THENCE S89°57'49"E, A DISTANCE OF 559.33 FEET; THENCE S00°08'05"E, A DISTANCE OF 135.00 FEET; THENCE S75°45'28"E, A DISTANCE OF 71.76 FEET; THENCE S64°51'44"E, A DISTANCE OF 304.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GREENBRIAR BLVD. IN THE PLAT OF GREENBRIAR UNIT I, RECORDED IN PLAT BOOK 54, PAGE 60, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE 119.23 FEET ALONG SAID WESTERLY



RIGHT-OF-WAY LINE AND A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 349.44 FEET AND A CENTRAL ANGLE OF  $19^{\circ}32'57''$ , HAVING A CHORD BEARING OF  $S09^{\circ}37'39''W$  AND A CHORD DISTANCE OF 118.65 FEET; THENCE  $S00^{\circ}08'50''E$  ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 239.38 FEET; THENCE  $N89^{\circ}49'04''W$  ALONG THE NORTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE (COUNTY ROAD 34), A DISTANCE OF 130.00 FEET; THENCE  $N00^{\circ}08'50''W$  ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET; THENCE  $N89^{\circ}49'04''W$  ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 125.00 FEET; THENCE  $S00^{\circ}08'50''E$  ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET; THENCE  $N89^{\circ}49'04''W$  ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 629.92 FEET TO THE POINT OF BEGINNING.

### Parcel Map

