

ORDINANCE 13-20

AN ORDINANCE AMENDING THE CITY OF DUNEDIN LAND USE PLAN, AS ADOPTED BY ORDINANCE 89-21 ON CERTAIN REAL PROPERTY FOLLOWING ANNEXATION LOCATED AT 1680 UNION STREET WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 7.85 ACRES, MOL, 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:

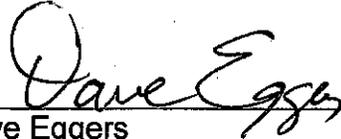
Section 1. That the Dunedin Land Use Plan as adopted by Ordinance 89-21 be amended by redesignating the following described real property following annexation to Residential Urban (RU), as said designation is more particularly described in said Land Use Plan:

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 1st day of August, 2013.



Dave Eggers
Mayor

ATTEST:



Denise M. Schlegel
City Clerk

READ FIRST TIME AND PASSED: July 11, 2013

READ SECOND TIME AND ADOPTED: August 1, 2013

Ordinance 13-20 was adopted with the following conditions:

1. The wetland area of the parcel at 1680 Union Street to remain undeveloped as a natural buffer to the existing residential developments to the north and west of the parcel.
2. The wetland portion of the parcel will continue to count toward the overall density allowed on the parcel.
3. The wetland area can be used as a passive park for the residents of any future development on the non-wetland portion of the parcel.

"THE EAST ONE-HALF (E1/2) OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, LESS THE WEST 144.00 FEET OF SAID EAST ONE-HALF (E ½) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4)."

CONTAINING 7.851 ACRES, MORE OR LESS

Parcel ID: 35-28-15-00000-430-0100

a/k/a 1680 Union Street

