

ORDINANCE 13-21

AN ORDINANCE ZONING CERTAIN REAL PROPERTY FOLLOWING ANNEXATION LOCATED AT 1680 UNION STREET WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 7.85 ACRES, MOL, TO MULTIFAMILY RESIDENTIAL (MF-7.5) AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the owners of the property described herein have requested that the said property be zoned following annexation to Multifamily Residential (MF-7.5); 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 of said owner 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,

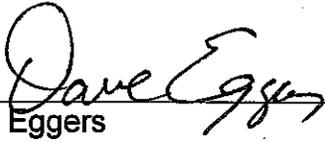
BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1: That from and after the effective date of the within Ordinance, the following described real property shall hereby be zoned Residential Multifamily Residential (MF-7.5) 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 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 13-21 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

