

ORDINANCE NO. 14-06

AN ORDINANCE OF THE TOWN OF DUNDEE, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE 2030 COMPREHENSIVE PLAN OF THE TOWN OF DUNDEE, FLORIDA, SAID AMENDMENT BEING KNOWN AS "AMENDMENT 14-01SS"; SPECIFICALLY, CHANGING THE FUTURE LAND USE CLASSIFICATION FROM "LDR", LOW DENSITY RESIDENTIAL, TO "COM", COMMERCIAL FOR THE APPROXIMATELY ±9.0 ACRES OF LAND LOCATED NORTH OF STALNAKER ROAD AND EAST OF SR 17 (SCENIC HIGHWAY), FURTHER DESCRIBED AS THE SOUTHWESTERN 9.0 ACRES OF PARCEL 272902-000000-033010; AND TRANSMITTING SAID AMENDMENT TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY FOR NOTIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and mandates the Town of Dundee, Florida, to plan for future development and growth and to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the Town; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Town Commission held meetings and hearings on **Amendment 14-01SS**, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, in exercise of its authority the Town Commission has determined it necessary to adopt this **Amendment 14-01SS** to the Comprehensive Plan, which map is marked as Exhibit "A" and is attached and made a part hereof, to ensure that the Plan is in full compliance with the Laws of the State of Florida; to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the Town of Dundee; and

WHEREAS, the Commission of the Town of Dundee, Florida, amends its Comprehensive Plan in the following specific manner:

The Future Land Use Map is amended to specifically change the future land use classification from "Low Density Residential" (LDR) to "Commercial" (COM) for the approximately ±9.0 acres of land located north of Stalnaker Road and east of SR 17 (Scenic Highway), further described as the southwestern 9.0 acres of parcel 272902-000000-033010 and shown on Map attached as Exhibit "A".

WHEREAS, in accordance with the procedures required by Sections 166.041 (3)(c)2, Florida Statutes, and other applicable law, the regulations contained within this ordinance were considered by the Town's Planning and Zoning Board, sitting as the Local Planning Agency (LPA) as designated by the Town, at a duly advertised public meeting, at which time interested parties and citizens had the opportunity to be heard and such regulations were recommended to the Town Commission for adoption.

NOW, THEREFORE BE IT ENACTED BY THE PEOPLE OF THE TOWN OF DUNDEE, FLORIDA:

Section 1. The Comprehensive Plan of the Town of Dundee is hereby amended to add thereto a map amendment, as shown in Exhibit "A", which is attached and made a part hereof.

Section 2. The effective date of this plan amendment shall be: 31 days after adoption; or the date a final order is issued by the State Land Planning Agency or the Administration Commission finding the amendment to be in compliance in accordance with Chapter 163.3184, F.S.

Section 3. All ordinances in conflict herewith are hereby repealed.

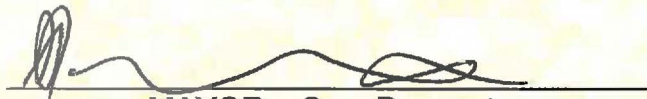
Section 4. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 5. A certified copy of this enacting ordinance and certified copy of the Town of Dundee Future Land Use Map and Comprehensive Plan shall be located in the Office of the Town Clerk of Dundee. The Town Clerk shall also make copies available to the public for a reasonable publication charge.

INTRODUCED AND PASSED on First Reading this 11th day of March 2014.

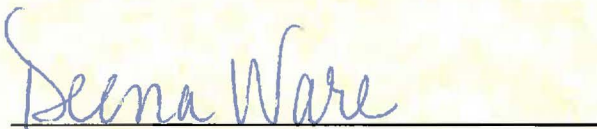
PASSED AND DULY ADOPTED, on Second Reading with a quorum present and voting, by the Town Commission of Dundee, Florida, this 24th day of June 2014.

TOWN OF DUNDEE



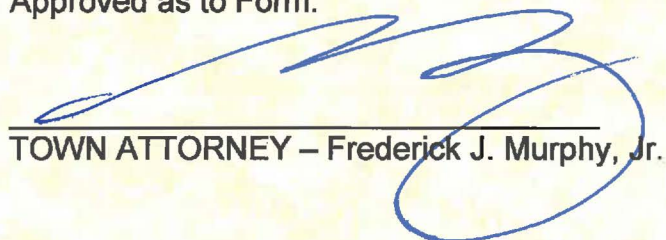
MAYOR – Sam Pennant

Attest:



TOWN CLERK – Deena Ware

Approved as to Form:



TOWN ATTORNEY – Frederick J. Murphy, Jr.

**Ordinance No. 14-06
Composite Exhibit "A"**

**Legal Description and Excerpt from the Future Land Use Map
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Parcel 1: 272902-000000-033010

**THE SW ±9.0 ACRES OF S3/4 OF NW1/4 OF NW1/4 OF SECTION 02 TOWNSHIP
29S RANGE 27S**

Composite Exhibit "A"
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