

ORDINANCE NO. 14-11

AN ORDINANCE OF THE TOWN OF DUNDEE, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF DUNDEE, FLORIDA; SPECIFICALLY, CHANGING THE ZONING DESIGNATION FROM INDUSTRIAL DISTRICT (IL) TO SINGLE FAMILY RESIDENTIAL-2 (RSF-2) FOR THE APPROXIMATELY 0.78 ACRES OF LAND LOCATED AT 801 CENTER STREET, FURTHER DESCRIBED AS PARCEL: 272821-833000-000090.; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jorge Sarmiento (owner) requests a change of zoning from Industrial District (IL) to Moderate-Density Single Family Residential (RSF-2) for parcel 272821-000000-041150 located at 801 Center Street (approximately 0.78 acres); and

WHEREAS, the property constitutes less than five percent (5%) of the municipally zoned area of the Town.

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; and

WHEREAS, the zoning change requested by the applicant is consistent with the Future Land Use Element and Map of the Dundee Comprehensive Plan.

WHEREAS, the Town Commission of the Town of Dundee held meetings and hearings regarding the parcels shown on Exhibit "A", with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including supporting documents; and

WHEREAS, in exercise of its authority, the Town Commission of the Town of Dundee has determined it necessary to amend the Official Zoning Map to change the Town zoning classification assigned to these properties.

NOW, THEREFORE, be it enacted by the Town Commission of the Town of Dundee, Florida (hereinafter referred to as the "Town"), as follows:

Section 1. The Official Zoning Map of the Town of Dundee is amended so as to assign the Town zoning classification of Moderate-Density Single Family Residential (RSF-2) to parcel 272821-833000-000090 located at 801 Center Street (approximately 0.78 acres) and owned by Jorge Sarmiento, as shown in Exhibit "A".

Section 2. Severability. 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 3. Repealing. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Effective Date. This ordinance shall take effect immediately upon adoption at second reading.

Section 5. Codification. This Ordinance shall be codified in the Code of Ordinances of the Town of Dundee, Florida. A certified copy of this enacting ordinance 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.

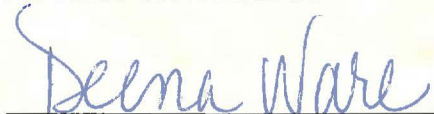
INTRODUCED on first reading this 10th day of June, 2014.

PASSED on second reading this 24th day of June, 2014.

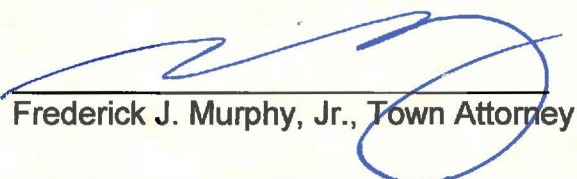
TOWN OF DUNDEE


Sam Pennant, Mayor

ATTEST WITH SEAL:


Deena Ware, Town Clerk

Approved as to form:


Frederick J. Murphy, Jr., Town Attorney

**Ordinance 14-11
Exhibit "A"
Property Description and Zoning Map**

Parcel 272821-833000-000090
BLOODS ADD PB 11 PG 47 LOTS 9 THRU 14 & 27 THRU 32

