

## **ORDINANCE NO. 12-18**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, ADOPTING A SMALL SCALE AMENDMENT TO ITS COMPREHENSIVE DEVELOPMENT PLAN IN ACCORDANCE WITH THE MANDATES SET FORTH IN SECTION 163.3184, ET SEQ., FLORIDA STATUTES, PURSUANT TO A PRIVATELY-INITIATED APPLICATION WHICH PROVIDES FOR AN AMENDMENT TO THE FUTURE LAND USE MAP, DESIGNATING ZERO POINT SEVEN ONE NINE (0.719) ACRES, MORE OR LESS, OF REAL PROPERTY AS RESIDENTIAL MEDIUM DENSITY; WHICH PROPERTY IS LOCATED AT 1550 BEACH ROAD, INFORMALLY KNOWN AS THE “NORTH PARCEL”; PROVIDING FOR COMPLIANCE WITH ALL REQUIREMENTS OF CHAPTER 163, FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the State Legislature of the State of Florida has mandated that all municipalities draft and adopt comprehensive development plans to provide thorough and consistent planning with regard to land within their corporate limits; and

WHEREAS, all amendments to the comprehensive development plan must be adopted in accordance with detailed procedures which must be strictly followed; and

WHEREAS, the Village of Tequesta, Florida, has received privately-initiated application #LSC 1-18 requesting a small-scale amendment to the Comprehensive Development Plan of the Village of Tequesta to designate one (1) parcel of land amounting to zero point seven one nine (0.719) acres located at 1550 Beach Road as “Medium Density Residential” on its land use map; and

WHEREAS, the Village of Tequesta, Florida, has carefully prepared an amendment to its comprehensive development plan in order to amend the Future Land Use Map relating to the Medium Residential Density future land use designation for the parcel located at 1550 Beach Road; and

WHEREAS, the Village of Tequesta has held all duly required public hearings; both prior to submission of the proposed amendment of the plan to the State Department of Economic Opportunity and after the proposed amendment of the plan was returned to the Village of Tequesta, in accordance with Chapter 163.3187, Florida Statutes; and

WHEREAS, the Village Council desires to adopt the amendment to the current

comprehensive development plan to guide and control the future development of the Village, and to preserve, promote and protect the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, THAT:

Section 1: The Village Council of the Village of Tequesta, Florida, hereby adopts the amendment to its current comprehensive development plan; by providing for the land use designation of “Medium Density Residential” for one (1) parcel of property comprising a total of approximately zero point seven one nine (0.719) acres, more or less, and amending the Village's Future Land Use Map accordingly; as attached hereto as Exhibit A and made a part hereof and of the current comprehensive development plan.

Section 2: A copy of the comprehensive development plan, as amended, is on file in the office of the Village Clerk, Village of Tequesta, Florida.

Section 3: The Village Clerk is hereby directed to transmit one (1) copy of the amendment to the current Comprehensive Development Plan to the State Land Planning Agency along with a letter indicating the number of acres for the amendment submitted, the cumulative number of acres involved in small scale developments within the Village of Tequesta that the Village Council has approved during the past calendar year, a copy of the executed adopting ordinance and the Future Land Use Map, in color format, depicting the subject property, and the ordinance effective date.

Section 4: Each and every other section and subsection of the Village of Tequesta Comprehensive Plan shall remain in full force and effect as previously adopted.

Section 5: All ordinances or parts of ordinances in conflict be and the same are hereby repealed.

Section 6: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 7: The effective date of this plan amendment shall be thirty-one (31) days

following adoption of this Ordinance by the Village of Tequesta. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If the Ordinance is timely challenged by an "affected person" as defined in Chapter 163, Florida Statutes, the amendment does not become effective until a final order is issued finding the amendment in compliance.

FIRST READING this 9<sup>th</sup> day of August, 2018.

SECOND AND FINAL READING this \_\_\_\_ day of \_\_\_\_\_, 2018.

**CUNNINGHAM COURT**

The South 67 feet (as measured at right angles) of Lot 186, of GOMEZ GRANT and JUPITER ISLAND, as recorded in Plat Book 1, Page 80, Public Records of Palm Beach County, Florida, LESS the Right-of-Way for State Road 707, as same is shown on Right-of-Way Map recorded in Road Plat Book 2, at Pages 70, 71 and 72, Public Records of Palm Beach County, Florida, also known as:

SURVEYOR'S NOTES:

1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.
5. DATE OF LEGAL DESCRIPTION: JULY 5, 2018



Digitally signed by DAVID C LIDBERG  
DN: c=US, o=LIDBERG LAND SURVEYING INC., ou=LIDBERG LAND SURVEYING INC., cn=DAVID C LIDBERG,  
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Date: 2018.07.05 16:26:18 -0400

ABBREVIATIONS:

POB - POINT OF BEGINNING  
POC - POINT OF COMMENCEMENT  
ORB - OFFICIAL RECORD BOOK



**LIDBERG LAND  
SURVEYING, INC.**

LB4431 675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454

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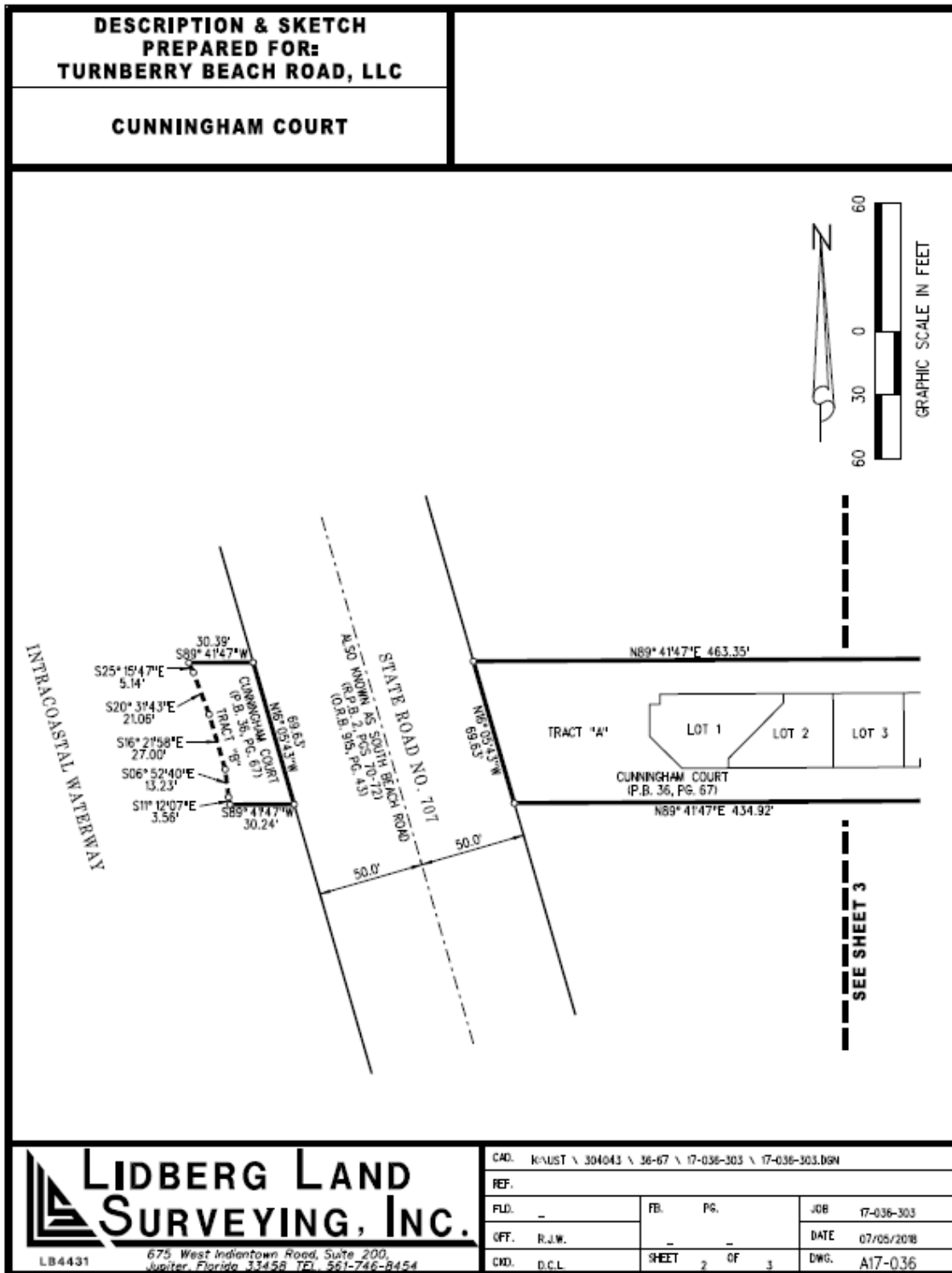
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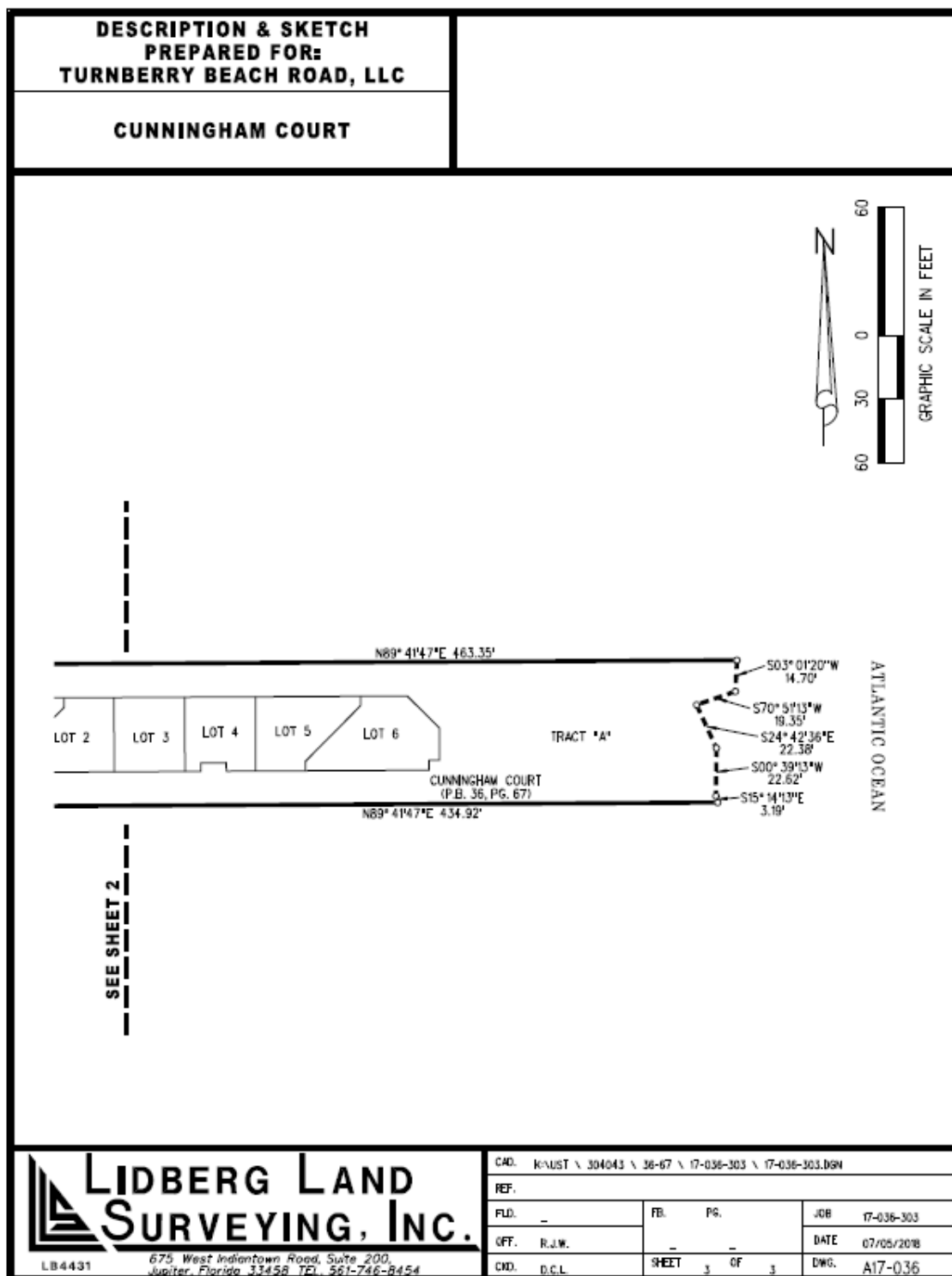
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DATE 07/05/2018

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