

ORDINANCE NO. 15-18

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 #LSC 2-18 WHICH PROVIDES FOR AN AMENDMENT TO THE FUTURE LAND USE MAP, DESIGNATING ONE POINT ZERO FIVE (1.05) ACRES, MORE OR LESS, OF REAL PROPERTY AS MIXED USE; WHICH PROPERTY IS LOCATED AT 691 U.S. HIGHWAY 1, 19626 U.S. HIGHWAY 1, 3486 CANAL COURT AND 3471 INLET COURT, INFORMALLY KNOWN AS "PELICAN SQUARE"; 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 2-18 requesting a small-scale amendment to the Comprehensive Development Plan of the Village of Tequesta to designate four (4) parcels of land amounting to one point zero five (1.05) acres located at 691 U.S. Highway 1, 19626 U.S. Highway 1, 3486 Canal Court and 3471 Inlet Court as "Mixed Use" 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 parcels located at 691 U.S. Highway 1, 19626 U.S. Highway 1, 3486 Canal Court and 3471 Inlet Court; 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 “Mixed Use” for (4) parcels of land amounting to one point zero five (1.05) acres more or less, located at 691 U.S. Highway 1, 19626 U.S. Highway 1, 3486 Canal Court and 3471 Inlet Court, 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.

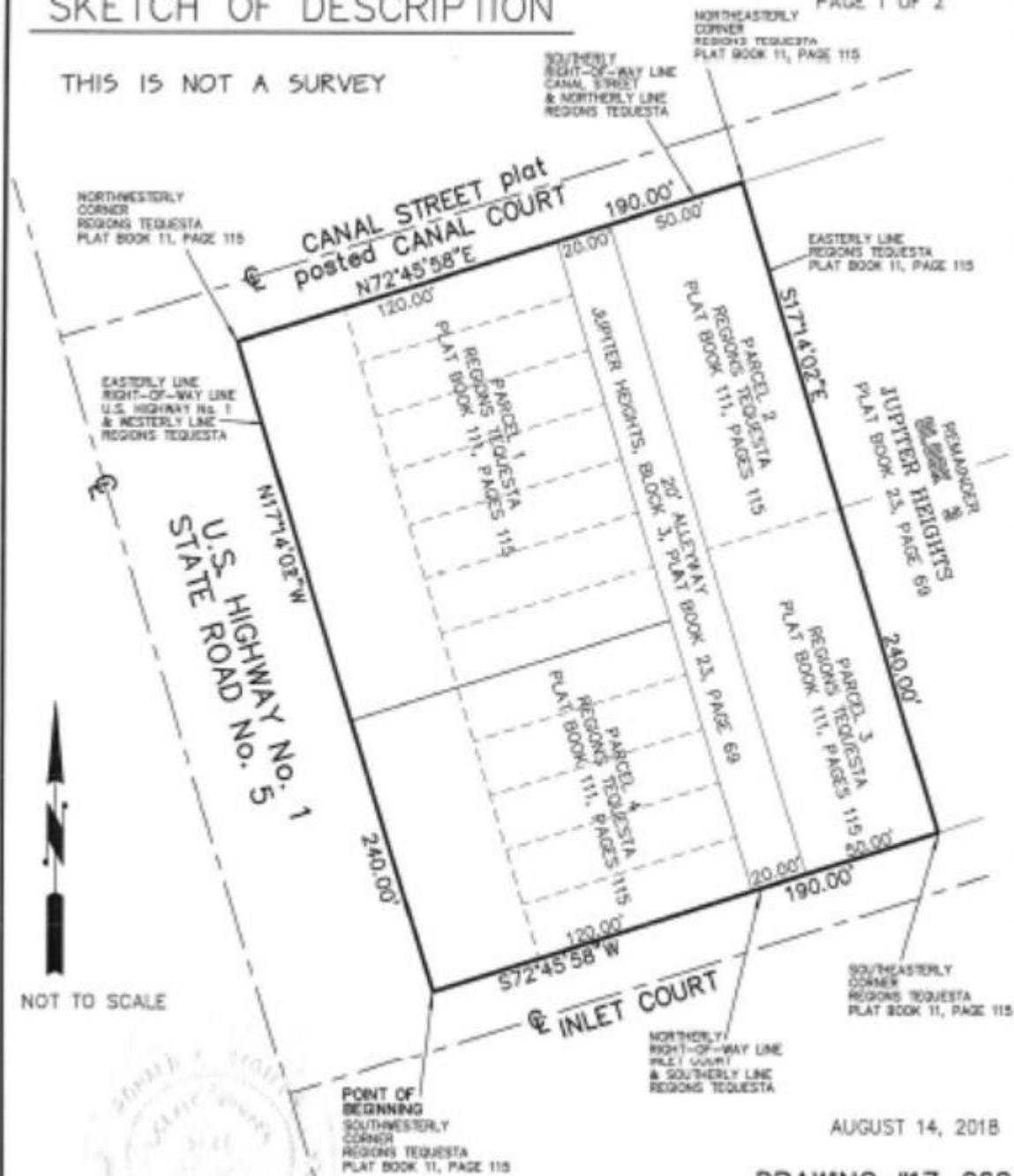
Section 7: The effective date of this plan amendment shall be thirty-one (31) days following adoption of this Ordinance by the Village of Tequesta. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If the Ordinance 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 ____ day of _____, 2018.

SECOND AND FINAL READING this ____ day of _____, 2018.

PAGE 1 OF 2

THIS IS NOT A SURVEY



AUGUST 14, 2018

DRAWING #17-262

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 8028
STATE OF FLORIDA



MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS

SURVEYING & ALL PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS - 7571
450 N. CH. DR. WILMINGTON, DE 19801

JUPITER, FLORIDA 33408

FAX 981-746-9632 E-mail info@nagelksurveying.com

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF REGIONS TEQUESTA, AS RECORDED IN PLAT BOOK 111, PAGES 115 AND 116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A 20 FOOT ALLEYWAY LYING IN BLOCK 3, JUPITER HEIGHTS, AS RECORDED IN PLAT BOOK 23, PAGE 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PLAT OF REGIONS TEQUESTA AND PROCEED NORTH 17 DEGREES 14 MINUTES 02 SECONDS WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 240.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PLAT OF REGIONS TEQUESTA; THENCE NORTH 72 DEGREES 45 MINUTES 58 SECONDS EAST, LEAVING SAID U.S. HIGHWAY NO. 1 RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL STREET, A DISTANCE OF 190.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PLAT OF REGIONS TEQUESTA; THENCE SOUTH 17 DEGREES 14 MINUTES 02 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID PLAT OF REGIONS TEQUESTA, A DISTANCE OF 240.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PLAT AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INLET COURT; THENCE SOUTH 72 DEGREES 45 MINUTES 58 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE OF INLET COURT, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING.
SAID PARCEL OF LAND CONTAINING 1.047 ACRES MORE OR LESS.



RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 9029
STATE OF FLORIDA

AUGUST 14, 2018

DRAWING #17-262



MAGELLAN SURVEYING & MAPPING, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS - 7571

450 S. OLD DIXIE HIGHWAY, SUITE 10

JUPITER, FLORIDA 33458

561-748-8745

FAX 561-748-8632

E-mail: info@magellansurveying.com