

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

ORDINANCE NO. 9-16

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AMENDING THE TOWN'S OFFICIAL ZONING MAP TO ASSIGN VARIOUS ZONING DESIGNATIONS TO 64.5+/- ACRES OF VARIOUS PROPERTIES WHICH ARE LOCATED THROUGHOUT THE TOWN; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town's Planning and Zoning staff has proposed the rezoning of various properties throughout the Town, the legal descriptions of which are shown in **Exhibit "A"**, and the locations of which are shown in **Exhibit "B"** (the Subject Properties); and,

WHEREAS, the Subject Properties, total 64.5± acres, and staff has recommended that these properties be assigned to various zoning classifications in order to be consistent with their assigned future land use designations; and,

WHEREAS, the Town's Planning and Zoning Commission has recommended to the Council that the Subject Properties be rezoned to the various zoning designations; and,

WHEREAS, the Town Council has conducted a public hearing regarding staff's recommended assignment of the various zoning designations to the Subject Properties; and,

WHEREAS, the Town Council has determined that the assignment of the various zoning designations to the Subject Properties would be consistent with the assigned future land use designations, which are assigned to these properties pursuant to the Town's Comprehensive Plan.

1 **NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF**
2 **JUPITER, FLORIDA:**

3 **Section 1.** The whereas clauses are incorporated herein and constitute the
4 legislative findings of the Town Council.

5 **Section 2.** The Town Council hereby assigns the various zoning designations to
6 64.5+/- acres of various properties located throughout the Town as shown in **Figure "1"**, which
7 is attached hereto and incorporated herein.

8 **Section 3.** Pursuant to Section 27-373 of the Zoning Code, the Town Council hereby
9 directs that the Town's Official Zoning Map be amended to reflect the amended zoning
10 classification assigned to the Subject Properties.

11 **Section 4.** The Town Council hereby finds and determines that the assignment of the
12 various zoning classifications to the Subject Properties is consistent with the assigned future
13 land use designations of these properties.

14 **Section 5.** Severability. If any section, paragraph, sentence, clause, phrase or
15 word of this Ordinance is for any reason held by a court to be unconstitutional, inoperative or
16 void, such holding shall not affect the remainder of this Ordinance.

17 **Section 6.** Repeal of Laws in Conflict. All ordinances or part of ordinances in
18 conflict herewith are hereby repealed to the extent of such conflict.

19 **Section 7.** Effective Date. The provisions of this Ordinance shall become effective
20 pursuant to Section 163.3184(3)(c)4., F.S.

21 **Attachments: Exhibit "A" - Legal Descriptions of the Subject Properties**
22 **Exhibit "B" - Location Map**
23 **Figure "1" - New Zoning Map**
24

AREA 1

1 PARCEL OF LAND (TOTALING 13.1± ACRES) IN SECTION 3, TOWNSHIP 41, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA (GENERALLY LOCATED ON THE NORTH SIDE OF INDIANTOWN ROAD, BETWEEN CARVER AVE. AND YANCY AVE.), WHICH CONSISTS OF THE LEGAL DESCRIPTIONS FOR PROPERTY CONTROL NUMBER 30-42-41-03-06-000-0240.

AREA 2

2 PARCELS OF LAND (TOTALING 2.8± ACRES) IN SECTION 2, TOWNSHIP 41, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA (GENERALLY LOCATED ON THE EAST SIDE OF CENTER STREET), WHICH CONSISTS OF THE LEGAL DESCRIPTIONS FOR PROPERTY CONTROL NUMBER 30-42-41-02-01-000-0441 AND 30-42-41-02-01-000-0430.

AREA 3

1 PARCEL OF LAND (TOTALING 1.2± ACRES) IN SECTION 2, TOWNSHIP 41, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA (GENERALLY LOCATED ON THE WEST SIDE OF TODD STREET), WHICH CONSISTS OF THE LEGAL DESCRIPTIONS FOR PROPERTY CONTROL NUMBER 30-42-41-02-03-006-0010.

AREA 4

A PORTION OF 1 PARCEL OF LAND (TOTALING 2.4± ACRES) IN SECTION 11, TOWNSHIP 41, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA (GENERALLY LOCATED ON THE NORTH SIDE OF INDIAN CREEK BOULEVARD, WEST OF MAPLEWOOD DRIVE), WHICH CONSISTS OF THE LEGAL DESCRIPTIONS FOR PROPERTY CONTROL NUMBER 30-42-41-11-00-000-7040.

AREA 5

A PORTION OF 1 PARCEL OF LAND (TOTALING 0.4± ACRES) IN SECTION 11, TOWNSHIP 41, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA (GENERALLY LOCATED ON THE NORTH SIDE OF INDIAN CREEK BOULEVARD, EAST OF MAPLEWOOD DRIVE), WHICH CONSISTS OF THE LEGAL DESCRIPTIONS FOR PROPERTY CONTROL NUMBER 30-42-41-11-00-000-7050.

AREA 6

1 PARCEL OF LAND (TOTALING 25.2± ACRES) IN SECTION 17, TOWNSHIP 41, RANGE 43, PALM BEACH COUNTY FLORIDA (GENERALLY LOCATED ON THE EASTERN SHORE OF THE INTERCOASTAL WATERWAY), WHICH CONSISTS OF THE LEGAL DESCRIPTIONS FOR PROPERTY CONTROL NUMBER 30-43-41-17-00-000-7010.

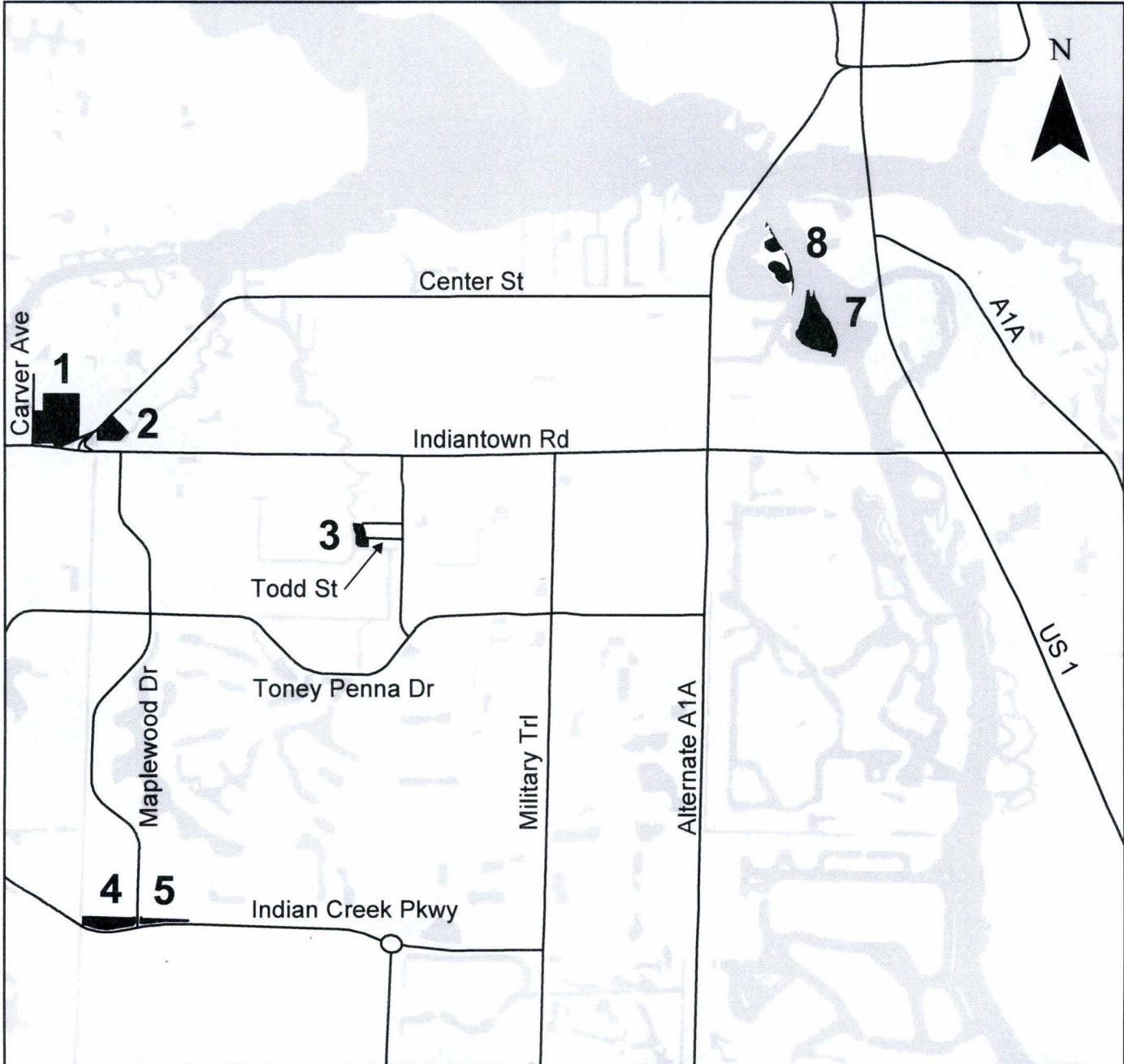
AREA 7

4 PARCELS OF LAND (TOTALING 14.5± ACRES) IN SECTION 31 AND 6, TOWNSHIP 40 AND 41, RANGE 43, PALM BEACH COUNTY FLORIDA (GENERALLY LOCATED IN THE LAKE WORTH LAGOON, APPROXIMATELY 450 FEET EAST OF THE TERMINUS OF BODY CT), WHICH CONSISTS OF THE LEGAL DESCRIPTIONS FOR PROPERTY CONTROL NUMBER 30-43-40-31-00-000-7010, 30-43-41-06-00-010-0010, 30-43-41-06-00-000-3010, AND 30-43-41-06-00-011-0010.

AREA 8

1 PARCEL OF LAND (TOTALING 4.3± ACRES) IN SECTION 31, TOWNSHIP 40, RANGE 43, PALM BEACH COUNTY FLORIDA (GENERALLY LOCATED IN THE LAKE WORTH LAGOON, APPROXIMATELY 530 FEET SOUTHEAST OF SAWFISHBAY PARK), WHICH CONSISTS OF THE LEGAL DESCRIPTIONS FOR PROPERTY CONTROL NUMBER 30-43-40-31-00-012-0010.

Exhibit B Location Map



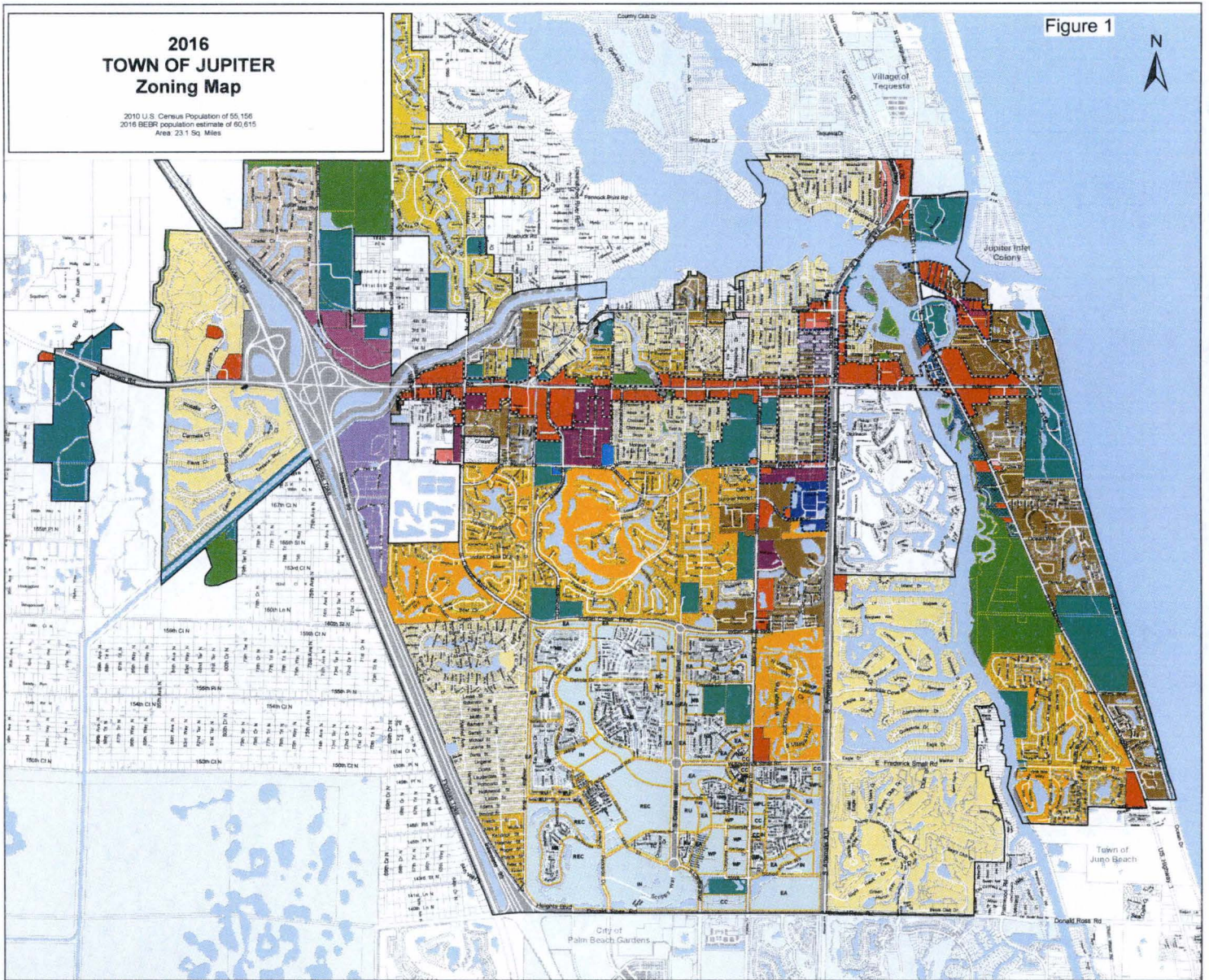
Map #	Property Name (Address/Location)
1	Cinquez Park (17602 Carver Avenue)
2	Sims Creek Preserve (5966 Center Street)
3	Todd Street Preserve (end of Todd Street along Jones Creek)
4	St. Peter Catholic Church (1701 Indian Creek Parkway)
5	Jupiter First Church (1475 Indian Creek Parkway)
6	FIND Property (211 River Park Drive)
7	Fullerton Island
8	FIND Island (Sawfish Bay)

6
Marcinski Rd

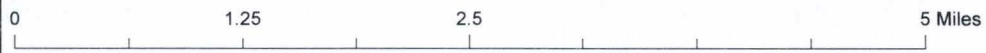
2016 TOWN OF JUPITER Zoning Map

2010 U.S. Census Population of 55,156
2016 BEBR population estimate of 60,615
Area 23.1 Sq. Miles

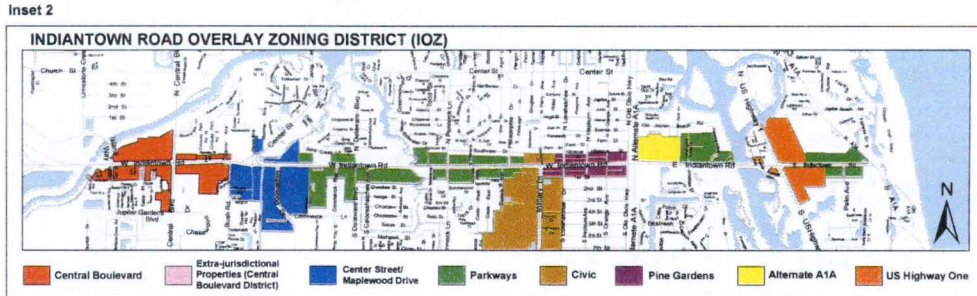
Figure 1



- Legend**
- IOZ Subdistrict Boundary
 - Town Boundary
 - Redevelopment Overlay Areas (ROA)
 - Extra-jurisdictional (See Inset 2)
 - Water
- ZONING**
- A1 Agricultural
 - C1 Commercial, Neighborhood
 - C2 General, Commercial
 - C3 Commercial, Office
 - C4 Commercial, Restricted
 - CP Conservation Preservation
 - CR/L Conservation Restricted/Limited
 - I1 Industrial, Park Light Industrial
 - I2 Industrial, General
 - I3 Industrial, High Technology
 - I4 Industrial, High Technology & Employment Center
 - IV Inlet Village (Inset 4)
 - MC Medical Center
 - MXD MXD Subdistricts (Inset 1)
 - NZ Not Zoned
 - PI Public / Institutional
 - QPI Quasi-Public / Institutional
 - R1 Residential, Single-Family
 - R-1A Residential, Compact Single Family
 - R2 Residential, Single-Family, Duplex
 - R3 Residential, Limited Multi-Family
 - RR Rural, Residential
 - US-1 / Intracoastal Waterway Corridor (Inset 3)
 - Unincorporated



- Inset 1**
- MXD SUBDISTRICTS**
- CC COMMUNITY COMMERCIAL
 - EA EDGE AREA
 - IN INSTITUTIONAL
 - NB NEIGHBORHOOD
 - NC NEIGHBORHOOD COMMERCIAL
 - REC RECREATIONAL
 - RU RESIDENTIAL URBAN
 - TC TOWN CENTER
 - WP WORKPLACE
 - WPL WORKPLACE, LIMITED



- Inset 3**
- US 1 / INTRACOASTAL WATERWAY CORRIDOR SUBDISTRICTS**
- US 1 / MIXR MIXED USE RESIDENTIAL
 - US 1 / WCE WATERWAY COMMERCIAL & ENTERTAINMENT

To verify the zoning classification of any parcel within the Town of Jupiter, please contact the Department of Planning and Zoning (561-741-2532). For questions concerning Unincorporated property, please contact Palm Beach County Zoning (561-233-5200).

- Inset 4**
- INLET VILLAGE SUBDISTRICTS**
- FLEX SOUTH

Note on the data: Property line data is generated by the Palm Beach County Property Appraiser, unless otherwise specified. The Town has permission from the County to use the data. The Town will request updated property line data as they are prepared by the County office and distributed to the Town for public use. The Town only intends to represent the zoning classifications within the municipal boundaries and does not intend to accurately display properties outside the Town's boundary.

Town of Jupiter
Planning and Zoning Department
210 Military Trail
Jupiter, Florida 33458
Phone: 561 741-2532

Map update: December 2014
Filename: (server)\sharedev\mxds\Zoning2015.pdf
Contact: David Kemp
Website: www.jupiter.fl.us

Upon First Reading this 3rd day of May, 2016, the foregoing Ordinance was offered by Councilor Wayne R. Posner, who moved its adoption. The motion was seconded by Councilor Ron Delaney, and upon being put to a roll call vote, the vote was as follows:

	AYE	NAY
MAYOR TODD R. WODRASKA	X	_____
VICE-MAYOR ILAN KAUFER	Abstain	_____
COUNCILOR RON DELANEY	X	_____
COUNCILOR JIM KURETSKI	X	_____
COUNCILOR WAYNE R. POSNER	X	_____

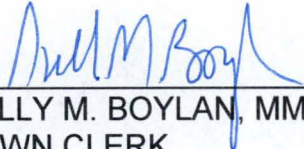
Upon Second Reading this 20th day of October, 2016 the foregoing Ordinance was offered by Councilor Wayne R. Posner, who moved its adoption. The motion was seconded by Councilor Ron Delaney, and upon being put to a roll call vote, the vote was as follows:

	AYE	NAY
MAYOR TODD R. WODRASKA	X	_____
VICE-MAYOR ILAN KAUFER	Abstain	_____
COUNCILOR RON DELANEY	X	_____
COUNCILOR JIM KURETSKI	Abstain	_____
COUNCILOR WAYNE R. POSNER	X	_____

The Mayor thereupon executed Ordinance 9 -16 on this 3rd day of November, 2016.


TOWN OF JUPITER, FLORIDA

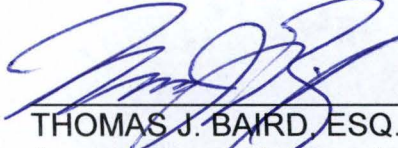
ATTEST:


 SALLY M. BOYLAN, MMC
 TOWN CLERK



(TOWN SEAL)

BY: 
 TODD R. WODRASKA
 MAYOR


 THOMAS J. BAIRD, ESQ.
 Approved as to form and
 legal sufficiency