

ORDINANCE NO. 576

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, FLORIDA, AUTHORIZING THE REVISION OF THE FUTURE LAND USE MAP (FLUM) TO AMEND THE DESIGNATION OF 556 SQUARE FEET, MORE OR LESS, LOCATED ALONG THE NORTHERN BOUNDARY OF PROPERTY OWNED BY THE TOWN OF OCEAN RIDGE LOCATED AT THE NORTH WEST CORNER OF WOOLBRIGHT ROAD AND A1A, AS DESCRIBED MORE PARTICULARLY HEREIN, FROM CONSERVATION TO SINGLE FAMILY RESIDENCE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Commission, as the governing body of the Town of Ocean Ridge, Florida pursuant to authority in Chapter 163 and Chapter 166, F.S., and the Town of Ocean Ridge Land Development Code, as adopted by the Town of Ocean Ridge, is authorized and empowered to consider petitions related to zoning and land development orders; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), after notice and public hearing, has considered the appropriateness of the proposed small scale Comprehensive Plan Amendment (“CPA”) to the Future Land Use Map (“FLUM”) of the Comprehensive Plan of the Town of Ocean Ridge and has submitted its recommendations to the Town Commission; and

WHEREAS, the Town Commission, after notice and public hearing, voted to adopt the proposed small scale CPA and forward the amendment package to the State land planning agency, the Department of Community Affairs, and has otherwise complied with applicable provisions of the Florida Statutes governing small scale CPAs ; and

WHEREAS, all of the notice and hearing requirements for small scale CPAs, as set forth in the Florida Statutes, have been satisfied; and

WHEREAS, the Town Commission has taken the recommendations of the LPA and the comments from the public into consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMISSION OF THE TOWN OF OCEAN RIDGE:

Section 1. The Future Land Use Map of the Comprehensive Plan is hereby amended and shall indicate that the 556 square foot parcel which is the property located along the

northern boundary of property owned by the Town of Ocean Ridge located on the north west corner of Woolbright Road and A1A, as more particularly described herein, has been changed from Conservation to Single Family Residence. The parcel being more particularly described as:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH 440 FEET OF GOVERNMENT LOT 31, SECTION 27, TOWNSHIP 45, SOUTH OF RANGE 43 EAST, LYING AND BEING WEST OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A1A AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 31, OCEAN RIDGE BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 24, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N89°19'50"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE BOULEVARD AS NOW ESTABLISHED, A DISTANCE OF 92.00 FEET; THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE BOULEVARD, S07°23'27"W A DISTANCE OF 121.20 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY BOUNDARY LINE OF SAID LOT 31, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID EASTERLY EXTENSION OF THE SOUTHERLY BOUNDARY LINE OF LOT 31, CONTINUE S07°23'27"W A DISTANCE OF 3.50 FEET; THENCE N89°20'41"E A DISTANCE OF 47.92 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. A1A, SAID POINT BEING ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2897.93 FEET; AND HAVING A RADIAL BEARING OF S57°08'10"E; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°23'25" A DISTANCE OF 19.75 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. A1A, N74°38'21"W A DISTANCE OF 45.23 FEET; THENCE N07°53'15"E A DISTANCE OF 7.63 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY BOUNDARY LINE OF LOT 31; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE N89°19'50"E A DISTANCE OF 5.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 556 SQUARE FEET, MORE OR LESS.

Section 2. The Town Manager is hereby authorized and directed to make appropriate changes to the Future Land Use Map of the Town to effectuate the purpose of this ordinance.

Section 3. Effective Date. The effective date of this CPA shall be: The date a final order is issued by the Department of Community Affairs finding the amendment to be

in compliance in accordance with Chapter 163.3184, F.S.; or the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Section 163.3184, F.S.

Commissioner Bingham offered the foregoing Ordinance and its adoption. The motion was seconded by Commissioner Pugh and upon being put to a vote, the vote was as follows:

KENNETH M. KALEEL, Mayor	_____
DR. LYNN L. ALLISON, Vice Mayor	_____
ELISABETH P.B. BINGHAM, Commissioner	_____
TERRY BROWN, Commissioner	_____
GEOFFREY A. PUGH, Commissioner	_____

The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission of the Town of Ocean Ridge, Florida, on this _____ day of _____, 2008.

TOWN OF OCEAN RIDGE, FLORIDA

BY: _____
KENNETH M. KALEEL, MAYOR

ATTEST: _____
TOWN CLERK