

ORDINANCE NO. 397

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING THE TOWN'S LAND DEVELOPMENT REGULATIONS AT ARTICLE X, DIVISION 7, SECTIONS 7.03 AND 7.04 OF APPENDIX "A" TO INCREASE THE SCOPE OF THE NOTICE TO BE PROVIDED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission has adopted land development regulations which provide for notices to properties potentially impacted by development applications; and

WHEREAS, the Town Commission has determined that Article X, Division 7, Sections 7.03 and 7.04 of Appendix A of the Town's Code of Ordinances should be amended to increase the scope of notices to be sent to property owners who are potentially affected by an application for development.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AS FOLLOWS:

Section 1: The whereas clauses are incorporated herein as the legislative findings of the Town Commission.

Section 2. The Town Commission hereby amends Appendix A of the Town of Jupiter Island's Code of Ordinances as follows:

Sec. 7.03. Notice of administrative review application.

A. Notice of an application for administrative review pursuant to article X, section 1.00(A), (B), or (C) shall be provided as follows at least 24 30 days before a final decision to approve, approve with conditions, or deny the application is made by the administrative official:

1. Mail to all owners of the property within ~~4,000~~ 1,320 feet from any part of the parcel proposed for development at the address shown on the Martin County tax



records. Notice of the application shall also be provided to all property owners whose properties are located on the same street if it ends in a cul-de-sac, regardless of whether the properties are within 1,320 of the property which is the subject of the application. The notice shall include the date and time of the public hearing on the application; and

2. Posting notice in at least three conspicuous places within the town, including the Town Hall, which notice shall provide a brief summary of such application along with the date, time and place of the public hearing.

B. The notice shall:

1. Generally describe the application; and
2. Advise the property owners that additional information on the application is available at Town Hall upon request; and
3. Advise the property owners that they have a right to request a hearing on the application before the impact review committee; and
4. Provide a schedule of impact review committee meeting dates.

Sec. 7.04. Notice of public hearing.

A. Notice of a public hearing on an application for development approval shall include a brief summary of the application and the date, time and place of the public hearing, and shall be provided as follows:

1. A copy of the notice of hearing shall be mailed to each property owner within 4,000 1,320 feet of the parcel proposed for development at the addresses shown on the Martin County tax records. Notice of the application shall also be provided to all property owners whose properties are located on the same street if it ends in a cul-de-sac, regardless of whether the properties are within 1,320 feet of the property which is the subject of the application.
2. A copy of the notice of hearing shall be posted in at least three conspicuous places within the town, including the Town Hall.

B. Notice of a public hearing on an application for development approval shall be posted and mailed not less than:

1. Fourteen days prior to the public hearing if the hearing is held in the months of December, January, February, March, April, and May; or
2. Twenty-one days prior to the public hearing if the hearing is held in the months of June, July, August, September, October, or November, except that:

- C. Notice of impact review committee hearings which are held at the request of a property owner pursuant to article X, section 1.02(B) shall be posted and mailed not less than ten days prior to the hearing of the impact review committee.

Section 3. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 4. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Jupiter Island, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 5. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Jupiter Island.

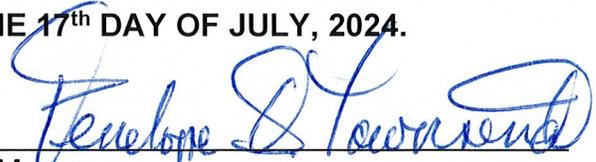
Section 6. Effective Date.

This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

(continued next page)

PASSED UPON FIRST READING THE 12th DAY OF JUNE, 2024.

PASSED UPON SECOND READING THE 17th DAY OF JULY, 2024.



Mayor



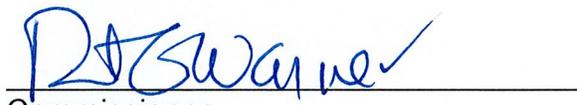
Vice-Mayor



Commissioner

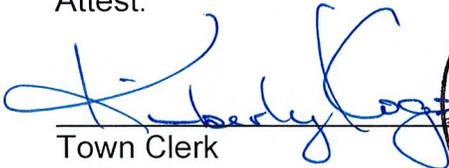


Commissioner



Commissioner

Attest:



Town Clerk



#5567859 v1 18270-00002