## Inter-Office Communication

PALM BEACH COUNTY

TO

Robert E. Basehart

DATE

FROM

Executive Director

Stan Redick, Planning Director

FILE

RE

Town of Greenacres City Annexation Resolution #81-17

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July 8, 1981

The attached resolution is a request of the Town of Greenacres City to change the existing zoning of the subject parcel (see Map-A) from the existing County zoning RM (Residential Medium Density) to the Town zoning classification OP (Office Professional). The parcel is situated on the north side of 10th Avenue North approximately 600 feet east of the E-3 Canal. The parcel adjoin the municipal limits on the south of the 10th Avenue right-of-way and lies in the vicinity of the municipal civic center and recreational field. The frontage is 135 feet and depth is nearly 250 feet.

The County Comprehensive Plan recommends that this area north of 10th Avenue be developed for Medium to Medium High Residential Density. The existing RM zoning at a gross density of approximately 8 du/ac is found consistent with the Plan recommendation. Additional density bonus awards for the area are possible, but commercial development potential is specifically not recognized for the area.

The proposed OP-Office Professional zoning within the Town is similar to the CS-Specialized Commercial zoning of the County. For the use and zoning to be approved within the County, there would have to be a finding that the north side of 10th Avenue has commercial potential. The Plan has specifically excluded commercial development from this location because the pattern of strip commercial would have adverse impacts on the operation of the arterial roadway and would be disruptive to the development of a multi-family residential community in the area. However, the OP-Office Professional uses would be less disruptive than retail commercial facilities. This appears to be the reason that the Town has designated this area of 10th Avenue in the vicinity of the municipal complex for OP-Office Professional uses within the draft Municipal Plan.

Staff notes that the proposed use would have negative impacts that the Comprehensive Plan for Palm Beach County has attempted to avoid while allowing a reasonable, productive use to the subject property. However, since the Town of Greenacres City has planned the area for the proposed use, staff offers no formal objection to a resolution accepting the change of zoning:

SR:HK;cjsm Attachment

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SIGNED



## **GREENACRES CITY**

PERRY AVENUE
JOEENAUREE CITY FLORIDA 33463
TELEPHONE 965-0388

June 17, 1981

Mr. Frank Foster
Board of County Commissioners
300 North Dixie Highway
West Palm Beach, FL 33401

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RE: RESOLUTION NO. 81-17 FOR REZONING OF PROPERTY BY ROY W. TAPIO.
REPORT IN REFERENCE TO THE PETITION BY HERBERT PRAVER AS AGENT FOR FRED & FRANCES ZELLER.

Dear Chairman Foster:

Attached please find our copy of Resolution No. 81-17 which requests permission from the Board of County Commissioners to rezone land which is presently zoned RM (Residential Multi-Family) to the City's zoning classification OP (Office Professional).

Also attached is a report in reference to the petition by Herbert Praver as agent for Fred & Frances Zeller as owners for land to be annexed.

Thank you in advance for your consideration of this matter at your earliest convenience.

Sincerely yours,

Aaron Combs, City Clerk

cc: Norman Gregory, Vice Chairman
Peggy B. Evatt, Commissioner
Dennis P. Koehler, Commissioner
Bill Bailey, Commissioner
John C. Sansbury, County Administrator
Robert Basehart, Director, Planning, Zoning & Building
Greenacres City Planning and Zoning Board

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A RESOLUTION OF THE CITY COUNCIL OF GREENACRES CITY, FLORIDA, REQUESTING PERMISSION FROM THE BOARD OF COUNTY COMMISSIONERS, PURSUANT TO FLORIDA STATUTES 171.062, TO REZONE LAND IN GREENACRES CITY, FROM THE COUNTY ZONING CLASSIFICATION RM (RESIDENTIAL MULTI-FAMILY), TO THE CITY'S ZONING CLASSIFICATION OP (OFFICE PROFESSIONAL).

WHEREAS, GreenAcres City has received a request from Joe Fearnley, owner, with Roy W. Tapio as agent for rezoning for the following described property;

## LEGAL DESCRIPTION

The North 220' of the South 250' of Track F, REPLAT OF BLOCKS 6,7,18,19, 30,31,42,43 and 54, GREENACRES PLAT NO. 2, according to the Flat thereof as recorded in Plat Book 16, Page 4, Public Records of Palm Beach County, Florida. Also known as Lots 28 through 32 (less the South 30.00 feet of Lot 32), Block 42, GREENACRES PLAT NO. 2, according to the Plat thereof as recorded in Plat Book 13, Page 4, Public Records of Palm Beach County, ... Florida.

## SEE EXHIBIT A (MAP)

WHEREAS, the City Council of Greenacres City, at the June Regular Meeting considered this rezoning request and upon the recommendation of the Planning an Zoning Board at the meeting held on June 3, 1981, feels that the roper zoning for this parcel of land would be the City's Zoning Classification OP (Office Professional) District; and,

WHEREAS, Chapter 171.062, Florida Statutes, requires that when a municipality desires to annex property at a zoning classification, which could permit higher or lower density that is currently in effect under County regulations, that the Municipality request and receive permission from the Board of County Commissioners for such a change,

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF GREENACRES CITY, FLORIDA, AS FOLLOW:

Section 1. That the City Council hereby request permission from the Board of County Commissioners of Palm Beach County to rezone the property described above from RM (Residential Multi-Family) to OP (Office Professional) District which will result in an increase in the density allowed in such land.

Section 2. That a copy of this resolution is being sent to each member of the Board of County Commissioners, the County Administrator, and the Director of Planning, Zoning and Building.

PASSED AND ADOPTED in Regular Session	on on this 15th day of June,	A.D.,
981.	Charles & Heal	VOTED
ames P. Quigley, Mayor	Charles G. Flemke, Deputy Mayor	
TTEST:	· James & Ram M	(VES)
· ·	James E. Rawlins, Sr., Councilman	,
Waln Contr	Maishau H. San	(YES)
aron Combs, City Clerk	Marshall K. Dan, Councilman	
• •	Udal Camber	( p/es)
	Urban Aquilino, Councilman	,
	Jul Nach	(yes
	Carl Sacks. Councilman	/