

RESOLUTION NO. R-89- 582

RESOLUTION APPROVING ZONING PETITION NO. 88-8
REZONING PETITION OF GILL PROPERTIES, INC.
SUBJECT TO VOLUNTARY COMMITMENT CONDITIONS

WHEREAS, the Board of County Commissioners, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements as provided for in Chapter 402.5 of the Palm Beach County Zoning Code Ordinance No. 73-2 have been satisfied; and

WHEREAS, Petition No. 88-8 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on January 29, 1988; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various county review agencies and the recommendations of the Planning Commission; and

WHEREAS, this approval is subject to Zoning Code Section 402.9 (Mandatory Review of Development Approvals) and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This proposal is consistent with the requirements of the Comprehensive Plan and local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Petition No. 88-8, the petition of GILL PROPERTIES, INC., by Douglas C. Cowan, Agent, for a REZONING FROM RE-RESIDENTIAL ESTATE ZONING DISTRICT TO RESIDENTIAL TRANSITIONAL ZONING DISTRICT, on a parcel of land lying on Lots 1, 2, and 3, of the Plat of Charles E. Walter P.U.D., being a replat of a portion of Lot 48, according to the Plat of Square Lake in Section 24, Township 42 South, Range 42 East, as recorded in Plat Book 23, Page 141, located on the southeast corner of the intersection of Northlake Boulevard (S.R. 809A) and Bates Road, bounded on the east by North Virginia Avenue, was approved as advertised, subject to voluntary commitments:

1. The property owner shall convey for the ultimate right-

of-way of Northlake Boulevard, 80 feet from centerline (approximately an additional 20 feet) within 90 days of the approval of the Resolution approving this project or prior to issuance of the first Building Permit, whichever shall first occur.

2. The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended.

Commissioner Elmquist moved for approval of the petition. The motion was seconded by Commissioner Marcus and upon being put to a vote, the vote was as follows:

Carol A. Roberts	--	Aye
Carol J. Elmquist	--	Aye
Karen T. Marcus	--	Aye
Dorothy Wilken	--	Absent
Kenneth M. Adams	--	Absent

The foregoing resolution was declared duly passed and adopted this 4th day of April, 1989 confirming action of January 29, 1988.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: *Robert Altman*
COUNTY ATTORNEY

BY: *Jina M. Blair*
DEPUTY CLERK

