

RESOLUTION NO. R-94- 792

RESOLUTION DENYING ZONING PETITION **Z94-17**
DEVELOPMENT ORDER AMENDMENT
PETITION OF JONATHAN SEPPALA AND RIITTA SEPPALA

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, 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 Article 5 of the Palm Beach County Unified Land Development Code (**ULDC**), have been satisfied; and

WHEREAS, Zoning Petition **Z94-17** was presented to the Board of County Commissioners at a public hearing conducted on June 23, 1994; and

WHEREAS, Zoning Petition **Z94-17** was approved in part, and denied in part, by the Board of County Commissioners; and

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

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

1. The Official Zoning Map Amendment does not meet all standards as required in Article 5 of the ULDC.
2. The request would not be consistent as defined in the ULDC with surrounding uses and the Residential Transitional (RT) Zoning District would not be the appropriate zoning district.
3. No changed conditions were demonstrated by the petitioner that would require this amendment.
4. The request will not result in a logical development pattern.

WHEREAS, Article 5 of the Palm Beach County unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Petition **Z94-17**, the petition of JONATHAN SEPPALA AND RIITTA SEPPALA, for an OFFICIAL ZONING MAP AMENDMENT from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District, on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located on a vicinity sketch as shown in EXHIBIT B, attached hereto and made a part hereof, was denied on June 23, 1994.

Commissioner

Resolution.

The motion was seconded by Commissioner

being put to a vote, the vote was as follows:

Mary

Burt

Ken

Maude

Karen

Warre

Carol

The Chair thereupon declared that

passed and adopted

APPROVED AS TO FORM

AND LEGAL SUFFICIENCY

EXHIBIT A
LEGAL DESCRIPTION

Legal description of the two **separate parcels** of land to be created by the rezoning and **subdivision** of the Jonathan **Seppala** Fearnley Road parcel.

DESCRIPTION
(Parcel 1)

The South half of Tract 67, Block 32, Palm Beach Farms Co., Plat No. 3.
According to the Plat thereof, **as** recorded in Plat Book 2. Pages 45 through 54, inclusive, public records of Palm Beach County, Florida.

Less the North 150.00 feet thereof.

Less the East 20' for road right-of-way.

Containing: 55,662 square feet or 1.28 acres more or less.

Subject to easements, restrictions, reservations, and **rights-of-way** of record.

DESCRIPTION
(Parcel 2)

The North 150.00 feet of the South half of Tract **67, Block 32**, Palm Beach Farms Co., Plat No. 3, according to the Plat thereof, **as** recorded in **Plat** Book 2, pages 45 through 54, inclusive, public records of Palm Beach County, Florida.

Less the East 20' for road right-of-way.

Containing: 46,500 square feet or 1.07 acres more or **less**.

Subject to easements, restrictions, and rights-of-way of record.

EXHIBIT A
LEGAL DESCRIPTION

Legal Description of
Jonathan Seppala
Fearnley Road Project

The South **1/2** of Tract 67 Block 32 Palm Beach Farms Co.
Plat No. 3, According to **Plat** Thereof, As Recorded in
Plat Book 2 Pages 45 through 54, Inclusive, Public Records
of Palm Beach County, Florida, less the East **20' for**
Road Right of way.

EXHIBIT B
VICINITY SKETCH

