

RESOLUTION NO. R-97- 2072

RESOLUTION APPROVING ZONING PETITION PDD93-39(A)
OFFICIAL ZONING MAP AMENDMENT
TO A PLANNED DEVELOPMENT DISTRICT (PDD)
PETITION OF SECURITY CAPITAL ATLANTIC, INC.
BY MICHAEL J. COVELLI AND RONALD KOLINS, AGENT
(CAMERON PARK AKA ATLANTIC PARTNERSHIP)

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 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 92-20), have been satisfied; and

WHEREAS, Zoning Petition PDD93-39(A) was presented to the Board of County Commissioners at a public hearing conducted on October 23, 1997; and,

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

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

1. This official zoning map amendment (rezoning) is consistent with the Palm Beach County Comprehensive Plan;
2. This official zoning map amendment (rezoning) is consistent with the requirements of the Palm Beach County Unified Land Development Code;
3. This official zoning map amendment (rezoning) is compatible with surrounding uses and zones, as defined in the Palm Beach County Unified Land Development Code, is generally consistent with existing uses and zones surrounding the subject land, and, is the appropriate zoning district for the land;
4. This official zoning map amendment (rezoning) does not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
5. This official zoning map amendment (rezoning) will result in a logical and orderly development pattern;
6. This official zoning map amendment (rezoning) complies with Article 11, (Adequate Public Facilities) of the Palm Beach County Unified Land Development Code, Ordinance 92-20; and,
7. This official zoning map amendment (rezoning) is consistent with the requirements of all other applicable local land development regulations.

WHEREAS, Article 5, Section 5.3.D.9 (Action by Board of County Commissioners) 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 PDD93-39(A), the petition of Security Capital Atlantic, Inc. by Michael J. Covelli and Ronald Kolins, agent, for an **Official** Zoning Map Amendment Rezoning from Agricultural Residential (AR) to Planned Unit Development (PUD) on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as indicated on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on October 23, 1997, subject to the Conditions of approval described in EXHIBIT C of Zoning Petition DOA93-39(A).

Commissioner Marcus moved for the approval of the Resolution

The motion was seconded by Commissioner Newell and, upon being put to a vote, the vote was as follows:

Burt Aaronson, Chair	--	Aye
Maude Ford Lee, Vice Chair	--	Aye
Ken Foster	--	Aye
Karen T. Marcus	--	Aye
Mary McCarty	--	Absent
Warren Newell	--	Aye
Carol A. Roberts	--	Absent

The Chair thereupon declared that the resolution was duly passed and adopted on December 4, 1997.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK

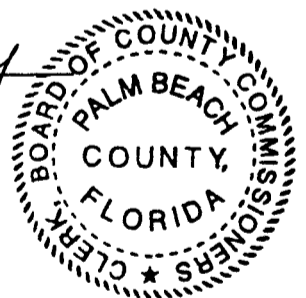


EXHIBIT A

LEGAL DESCRIPTION

DESCRIPTION: (PHASE II)

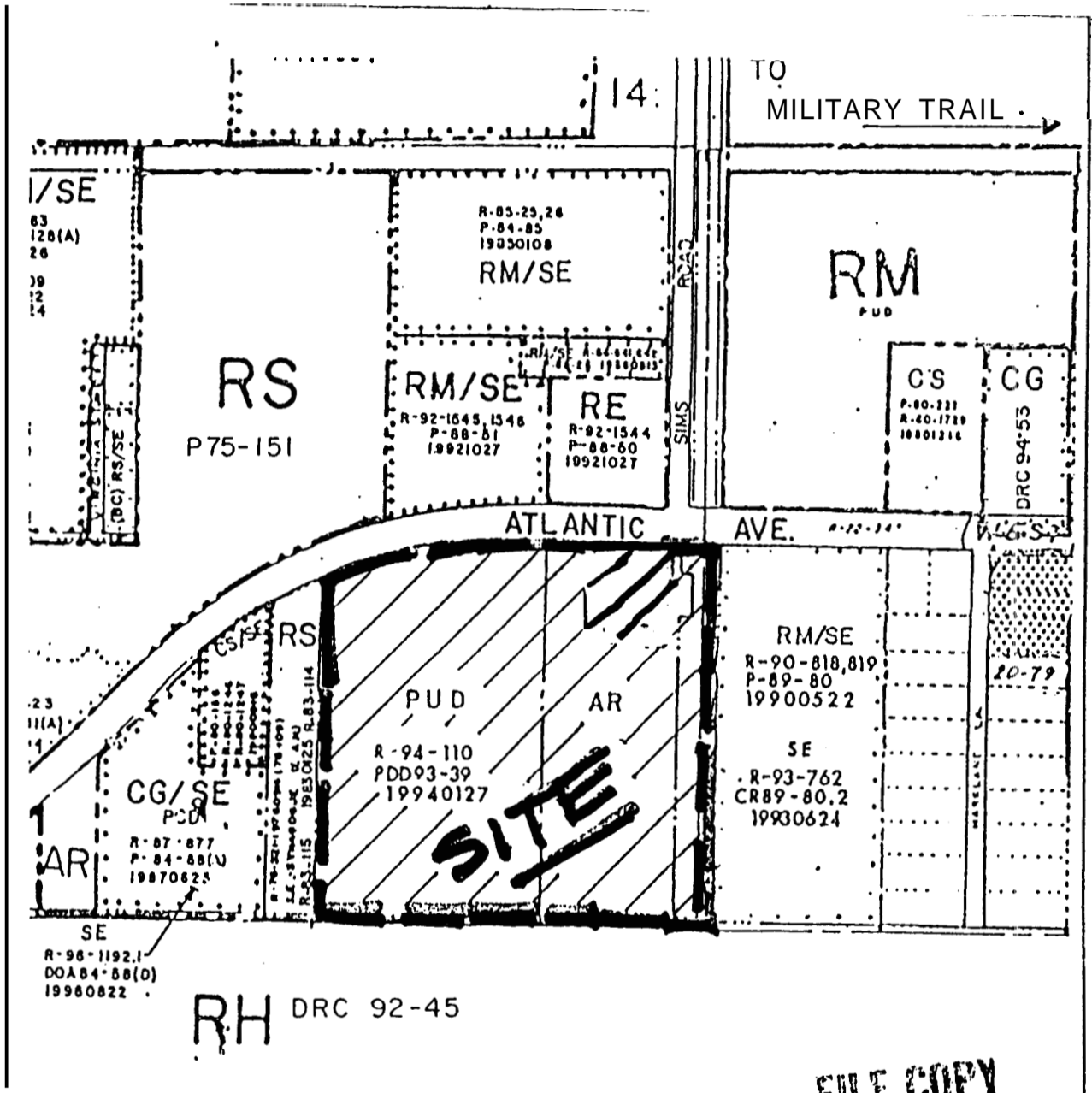
A portion of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 14; THENCE North 89° 12' 59" East, along the South line of said Section 14, a distance of 7175.94 feet to the Southwest corner of the East 3/4 of the Last 1/2 of the SE 1/4 of the SW 1/4 of said Section 14 and the Point of Beginning; THENCE North 00° 26' 14" West, along the West line of said East 3/4 of the East 1/2 of the SE 1/4 of the SW 1/4 of Section 14, a distance of 1358.84 feet to the intersection with the Southerly right-of-way line of Atlantic Avenue (State Road 806) as shown on Florida Department of Transportation Right-of-Way Map for Section 93550-2601 as recorded in Road Plat Book 3, Pages 24-30, Palm Beach County Records; THENCE North 88° 55' 28" East, continuing on said Southerly right-of-way line, 376.02 feet; THENCE along said Southerly right-of-way line of Atlantic Avenue (State Road 806) the following three (3) courses and distances; (1) South 01° 04' 32" East, 2.75 feet; (2) North 88° 55' 28" East, 59.60 feet to the intersection with a line 70.00 feet West of and parallel with said East line of the Southwest one-quarter (SW 1/4) of Section 14; (3) North 00° 17' 25" West, on said parallel line, 8.78 feet to the intersection with the Southerly right-of-way line of Atlantic Avenue (State Road 806) as shown in said Road Plat Book 3, Pages 24-30 of the Public Records of Palm Beach County; THENCE North 88° 07' 52" East on said Southerly right-of-way line of Atlantic Avenue (State Road 806) as shown on said Road Plat Book 3, Pages 24-30, a distance of 7.31 feet to the intersection with a line 62.70 feet west of and parallel with said East line of the Southwest one-quarter (SW 1/4) of said Section 14; THENCE South 00° 17' 25" East, on said parallel line, a distance of 1367.25 feet; Thence South 89° 12' 59" West on the South line of said Southwest one-quarter (SW 1/4) of Section 14, a distance of 439.44 feet to the Point of Beginning.

Said lands lying in Palm Beach County, Florida.

Containing 13.771 Acres, more or less.

EXHIBIT B
VICINITY SKETCH



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