

RESOLUTION NO. R-94- 1310

RESOLUTION APPROVING ZONING PETITION 294-51
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF FEDERAL EMPLOYEES CREDIT UNION

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 Land Development Code (Ordinance **92-20**), have been satisfied; and

WHEREAS, Zoning Petition **Z94-51** was presented to the Board of County Commissioners at a public hearing conducted on September 29, 1994; 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 Land Development Code;
3. This official zoning **map** amendment (rezoning) is compatible with surrounding uses and zones, as defined in the Palm Beach County 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 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 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 **Z94-51**, the petition of Federal Employees Credit Union for a OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Neighborhood Commercial (CN) and General Commercial (CG) ZONING DISTRICTS to the Community Commercial (CC) ZONING DISTRICT 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 September 29, 1994.

Commissioner Marcus moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted this 29th day of September, 1994.

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

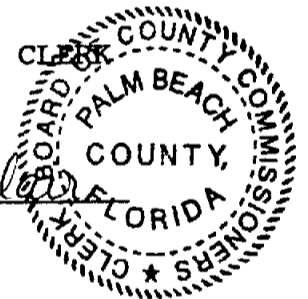


EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION

THE SOUTH 180 FEET OF THE NORTH 400 FEET OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE **NORTHEAST ONE-QUARTER (NE 1/4), LESS THE WEST 250 FEET** THEREOF AND LESS THE EAST 50 FEET FOR ROAD-RIGHT-WAY, IN **SECTION 7**, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER **WITH:**

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S 02° 57' 17" E ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 400.53 FEET TO THE NORTH LINE OF THE SOUTH 240 FEET OF THE NORTH 640 FEET OF SAID SECTION AND THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH **LINE, A DISTANCE** OF 411.02 FEET TO THE EAST LINE OF THE **WEST** 250 FEET OF THE EAST ONE-HALF OF THE NORTHEAST **ONE-** QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7; THENCE S 02° 57' 09" E ALONG EAST LINE, A DISTANCE OF 120.16 FEET TO THE NORTH LINE OF THE SOUTH 120.00 FEET OF THE NORM 640.00 FEET OF SAID SECTION 7; THENCE EAST **ALONG** SAID NORTH LINE, A DISTANCE OF 411.02 FEET TO THE **EAST LINE** OF SAID **SECTION 7**; THENCE N 02° 57' 17" W ALONG SAID EAST LINE, A DISTANCE OF 120.16 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPTING THE EAST 50.00 FEET FOR RIGHT-OF-WAY **OF** CONGRESS AVENUE.
CONTAINING 2.486 ACRES ±

Allen E. Beck 6-09-94
Allen E. Beck, P.L.S. No. 3690 Date

94-51

EXHIBIT B
VICINITY SKETCH

