

RESOLUTION NO. R-94- 1471

RESOLUTION APPROVING ZONING PETITION **Z94-55**  
OFFICIAL ZONING MAP AMENDMENT (REZONING)  
PETITION OF JEFFREY H. NORMAN

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 **Z94-55** was presented to the Board of County Commissioners at a public hearing conducted on October 27, 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), subject to a Native Ecosystem Overlay Zone, 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 **Z94-55**, the petition of Jeffrey H. **Norman**, for a OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Agricultural Residential (AR) ZONING DISTRICT to the Residential Single Family (RS) ZONING DISTRICT with a Native Ecosystem Overlay Zone (NEO) 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 27, 1994, subject to the voluntary commitments described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Newell moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted this 27th day of October 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

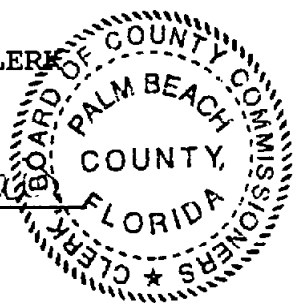


EXHIBIT "A"

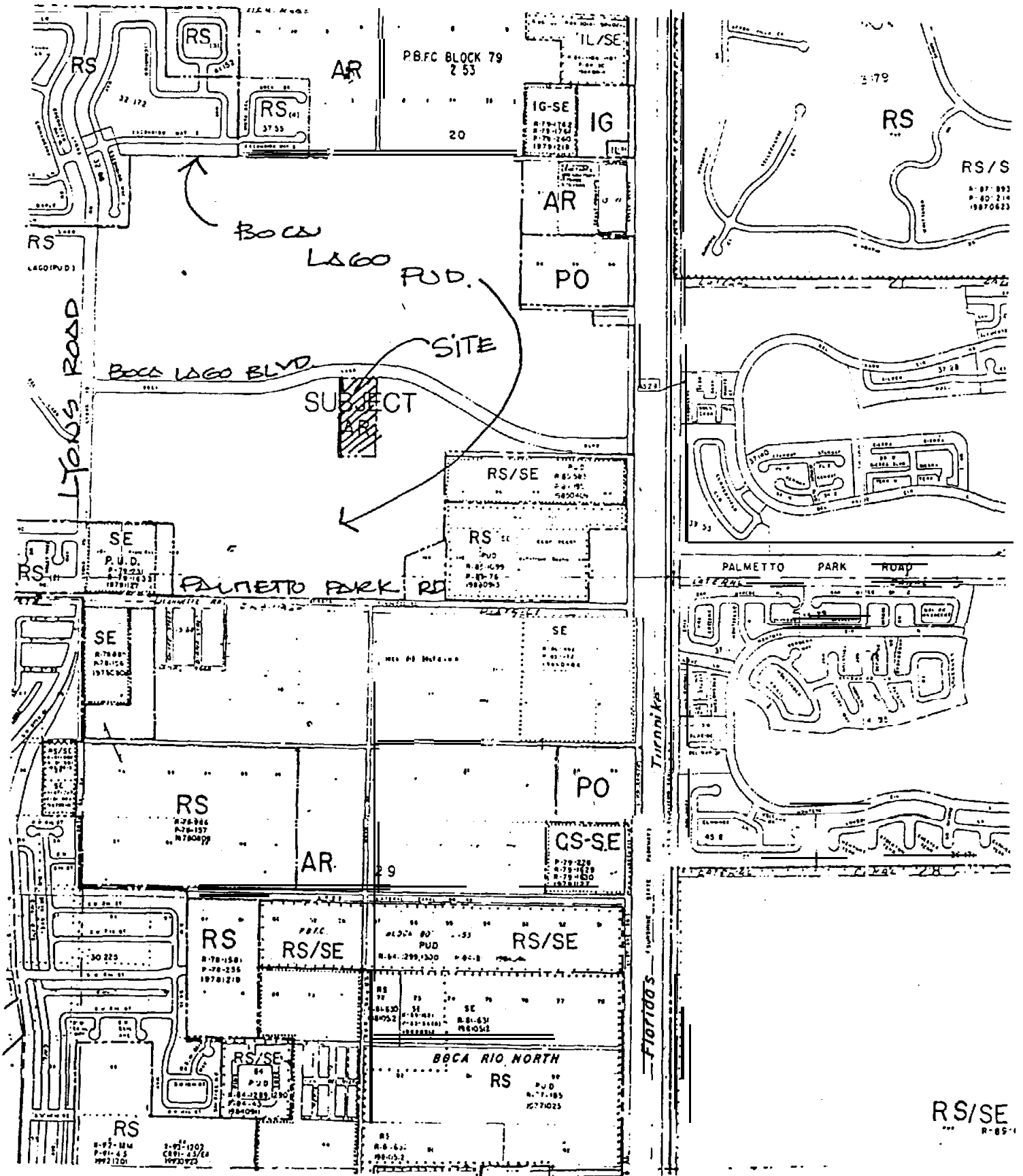
LEGAL DESCRIPTION

LEGAL DESCRIPTION:

Tract 81, Block 79, THE PALM BEACH FARMS CO. PLAT NO. 3. and the West 1/2 of the abandoned (platted) road, adjoining and lying East and Southeast of said Tract 81, and the North 1/2 of the abandoned (platted) road, adjoining and lying South and Southeast of said Tract 81, according to the plat thereof as recorded in Plat Book 2, Pages 45-54, of the Public Records of Palm Beach County, Florida.

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

EXHIBIT B  
VICINITY SKETCH



**EXHIBIT C**

**VOLUNTARY COMMITMENTS**

**A. GENERAL**

1. Prior to certification of a final subdivision plan, the petitioner shall record, in the public records of Palm Beach County, a conservation easement over the required preserve area in a manner and form acceptable to the Department of Environmental Resources Management (ERM) and the County Attorney. (ERM/COUNTY ATTORNEY)

**E. ENGINEERING**

1. The Developer 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. The Fair Share Fee for this project to be paid at the time of issuance of the Building Permit presently is **\$1,650.00** per approved single family dwelling unit (10 trips per dwelling unit X \$165.00 per trip) (IMPACT FEE COORDINATOR).
2. The Developer shall plat the subject property in accordance with provisions of Article 8, Subdivision, Platting, and Required Improvements Ordinance, of the Unified Land Development Code. The platting of this property may be phased in accordance with a phasing plan acceptable to the Office of the County Engineer and approved by the Development Review Committee. A phase should not be larger than what would **reasonably** be expected to be completed within the time frame of the posted surety. (ENGINEERING)