

RESOLUTION NO. R-96- 1002

RESOLUTION APPROVING ZONING PETITION 296-28
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF ELENA COPPOLA
BY ELENA COPPOLA, AGENT
(GARRISON REZONING)

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 public hearing requirements, as provided for in Article 5 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 92-20, as amended), have been satisfied; and

WHEREAS, Zoning Petition 296-28 was presented to the Board of County Commissioners at a public hearing conducted on July 25, 1996; 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 Standards) of the Palm Beach County Unified Land Development Code; 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 Z96-28, the petition of Elena Coppola, by Elena Coppola, agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Residential Estates (RE) 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 as indicated on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on July 25, 1996 subject to the voluntary commitments described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Aaronson moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted on July 25, 1996.

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

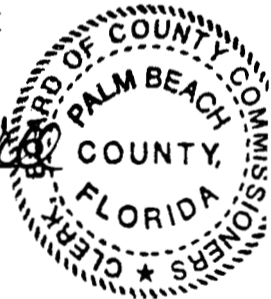


EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A portion of Lot 81, according to the Plat of **Square Lake**, as recorded in Plat Book 23, Page 141, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 81; thence Westerly, along the North line of said Lot 81, a distance of 414.96 feet to a point; thence Southerly, deflecting 90°49'36" to the South, a distance of 165.01 feet to a point on the South line of the North half of said Lot 81; thence Easterly, along said South line, a distance of 412.59 feet to a point on the East line of said Lot 81; thence Northerly, along said East line, a distance of 165.00 feet to the **Point of Beginning**.

EXHIBIT B

PALM BEACH COUNTY
VICINITY SKETCH / ZONING

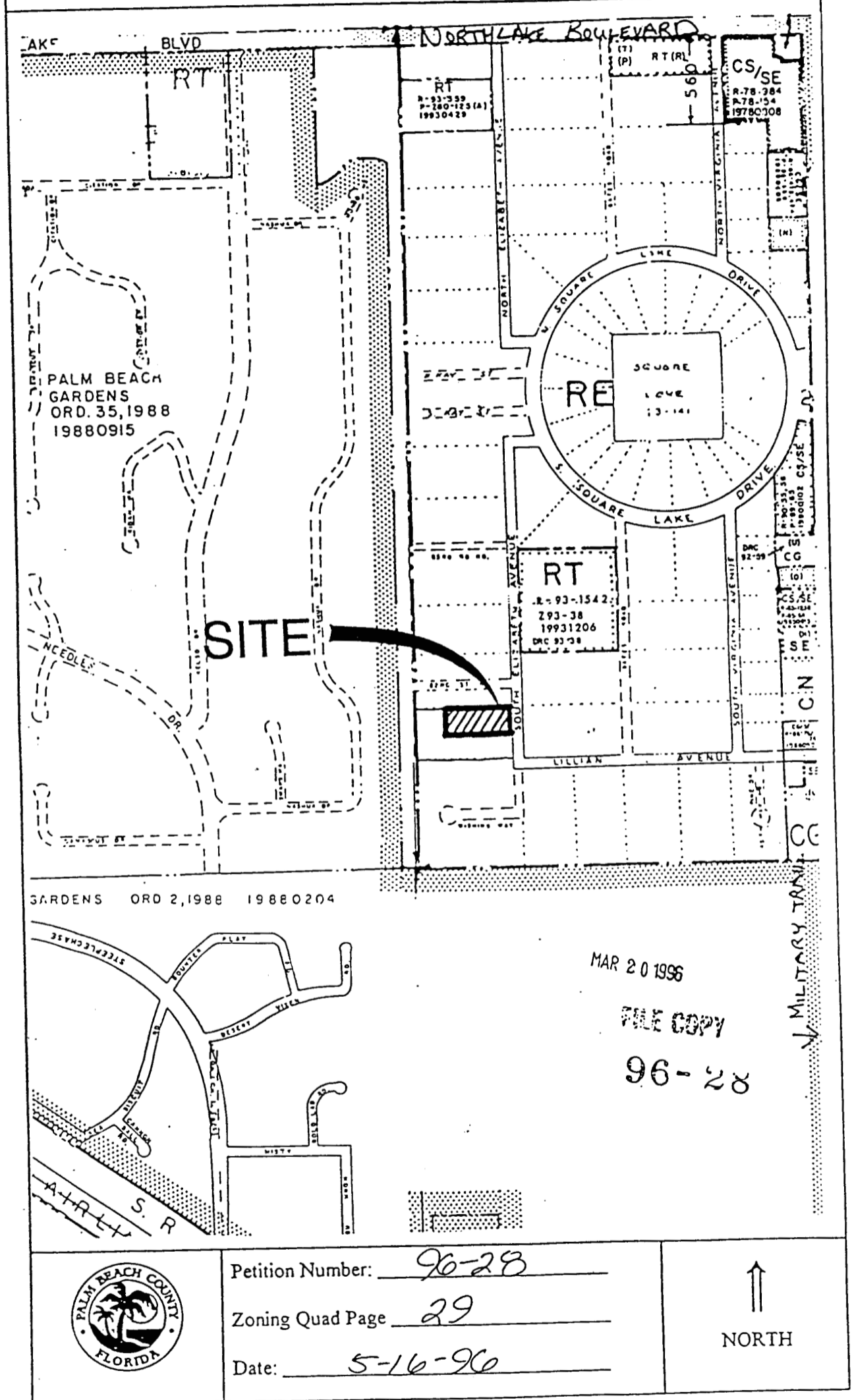


EXHIBIT C

VOLUNTARY COMMITMENTS

A. UNITY

1. Prior to July 31, 1997 the petitioner shall record in the public record a unity of title for the west .82 acres being deleted from Garrison's lot no. 81.1 with the property adjacent to the south (Elena Coppola Vestbirk, Lot 81.2). The unity of title shall include approximately 3.31 acres total. The unity shall be recorded in a form and manner acceptable to the County Attorney. The unity shall not be removed, altered, changed or amended without written approval from the Zoning Director. (DATE: MONITORING - Co Attorney)

E. ENGINEERING

1. Prior to reconfiguration of the lot lines for this tract of property, conformance with provisions of Article 8 of the Unified Land Development Code will be required. (BLDG PERMIT: MONITORING - Eng)