

RESOLUTION APPROVING ZONING PETITION **VDB89-78(A)**  
VOLUNTARY DENSITY BONUS PROGRAM  
PETITION OF **VDB89-78(A)**  
LANTANA NORTH PUD

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 the Unified Land Development Code; 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 92-10), have been satisfied; and

WHEREAS, Zoning Petition **VDB89-78(A)** was presented to the Board of County Commissioners at a public hearing conducted on October 27, 1994, in conjunction with a development order for Petition 89-78A (Lantana North PUD); 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 Voluntary Density Bonus Program (VDB), pursuant to Section 6.9.K. of the ULDC, requires that a VDB be granted in conjunction with a development order approval; and

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

1. The request for a density bonus, subject to conditions of approval as adopted, is compatible with surrounding land uses and consistent with the Comprehensive Plan;
2. The proposed density bonus is within a 3/4 mile [fifteen (15) minute] walk of a mass transit stop, or a commercial/employment center which offers various opportunities and positions for full-time employment, or retail grocery shopping and pharmaceutical service for the residents of the proposed development;
3. The location of the proposed density bonus meets the locational criteria established in Section 6.9.C. (Applicability) of the ULDC;
4. The density of the development with the density bonus will not exceed a one hundred (100) percent increase above the existing permitted density up to a maximum of eighteen (18) dwelling units per acre;
5. The proposed density bonus complies with the requirement to promote the Housing Element policy (2-g) in the Comprehensive Plan which encourages the equitable geographic distribution of affordable housing to disperse lower income households; and
6. The density bonus is subject to the conditions of **approval described** in, Resolution R-94-1483, Petition 89-78(A), a development order for the Lantana North PUD.

WHEREAS, Section 5 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 the petition of (VDB) 89-78 to allow a Voluntary Density Bonus for twenty-two (22) units 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.

Commissioner Foster 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	--	Aye
Burt Aaronson	--	Aye
Ken Foster	--	Aye
Maude Ford Lee	--	Aye
Karen T. Marcus	--	Aye
Warren Newell	--	Absent
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

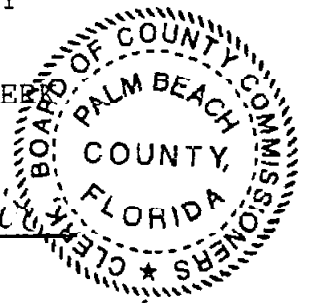


EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1 and 2, Block 5 and a portion, of Via Vermilya as shown on the Plat of LANAIR PARK, according to the plat thereof, as recorded in Plat Book 21 at page 58. public records, Palm Beach County, Florida, together with a portion in Hiatus Lot 5. Township 44-1/2 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

BEGIN AT the Southwest corner of said Lot 2;  
thence North 00°-02'-00" East, along the West boundary of said Lot 2 and its Northerly projection for 351.53 feet;  
thence South 88°-01'-31" East, along the North Line of said Hiatus Lot 5, for 375.18 feet;  
thence South 44°-01'-10" East for 36.42 feet;  
thence South 00°-02'-33" West for 12.69 feet;  
thence South 88°-01'-31" East for 100.06 feet;  
thence South 00°-02'-33" West, along the East line of Via Vermilya for 746.40 ± feet to the edge of water of the existing lake;  
thence Northwesterly, along the Northerly edge of water of said lake as it meanders for 50.70 ± feet to the centerline of Via Vermilya;  
thence North 00°-02'-33" East, along said centerline, for 441.40 ± feet to the intersection of the Easterly projection of the Southerly line of said Lot 1 and the centerline of said Via Vermilya;  
thence North 89°-57'-27" West for 450.24 feet to the POINT OF BEGINNING and containing 4.35 acres more or less.

SUBJECT TO existing easements, rights of way, restrictions and reservations of record, if any.

EXHIBIT B

VICINITY SKETCH

