

RESOLUTION NO. R-96- 5

RESOLUTION APPROVING ZONING PETITION Z95-80
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF ARVIDA CORPORATION
BY SARA LOCKHART, AGENT
POWERLINE COMMERCIAL

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 Z95-80 was presented to the Board of County Commissioners at a public hearing conducted on January 5, 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) 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 295-80, the petition of Arvida Corporation for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Agricultural Residential (AR) Zoning District 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 January 5, 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 Roberts and, upon being put to a vote, the vote was as follows:

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

The Chair thereupon declared that the resolution was duly passed and adopted on January 5, 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

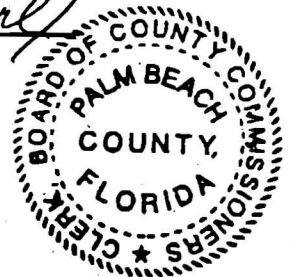


EXHIBIT A
LEGAL DESCRIPTION

Powerline Road Commercial

A portion of the Northwest quarter of Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida being more particularly described as follows:

Commencing at the Northwest corner of said Section 22; thence South 00° 10' 25" West, along the West line of said Section 22, a distance of 1956.00 feet to the Point of Beginning of this description; thence continue South 00° 10' 25" West, along the last described course, a distance of 760.00 feet to the West quarter corner of said Section 22; thence North 89° 29' 30" East, along the South line of the said Northwest quarter, a distance of 36.00 feet to a point on the arc of a circular curve to the right whose radius point bears North 89° 29' 30" East from the last described point; thence Northerly and Easterly, along the arc of said curve having a radius of 2271.64 feet, an arc distance of 769.81 feet to a point; thence South 63° 57' 10" West, a distance of 35.38 feet; thence North 71° 00' 11" West, a distance of 2.54 feet to the Point of Curvature of a circular curve to the left; thence Notherly and Westerly along the arc of said curve, having a radius of 331.64 feet, an arc distance of 108.95 feet to the Point of Tangency; thence North 89° 49' 35" West, a distance of 15.05 feet to the Point of Beginning.

Said lands situate, lying and being in Palm Beach County, Florida.

Subject to all easements, reservations, and rights-of-way of record.