

RESOLUTION NO. R-96- 261.1

RESOLUTION APPROVING ZONING PETITION Z95-77
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF QUAIL RIDGE PROPERTY OWNERS ASSOCIATION
BY MANDA ZIMRING, AGENT
WOOLBRIGHT PROFESSIONAL/MEDICAL OFFICE

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 Z95-77 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, this amendment shall not become effective until 31 days after adoption. If challenged within 30 days after adoption, this amendment shall not become effective until the state land planning, agency or the Administration Commission, respectively, issues a final order determining the amendment is in compliance.

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 Z95-77, the petition of Quail Ridge Property Owners Association, by Marda Zimring, agent for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Residential Single Family (RS) Zoning District to the Commercial High Office (CHO) 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 Roberts 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:

Ken Foster, Chair	--	Aye
Burt Aaronson	--	Aye
Maude Ford Lee	--	Aye
Karen T. Marcus	--	Absent
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.~~ February 22, 1996. JK

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

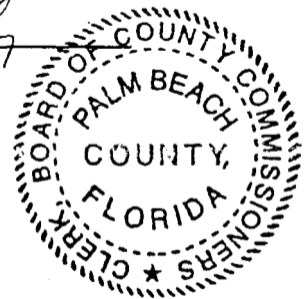


EXHIBIT A
LEGAL DESCRIPTION

**THE NORTHERLY 232.02 FEET OF THE WEST 707.52 FEET OF THE EAST
1007.33 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST. (LESS THE NORTH
40 FEET FOR CANAL RIGHT OF WAY AND LESS THE WOOLBRIGHT ROAD
RIGHT OF WAY).**

EXHIBIT B

VICINITY SKETCH

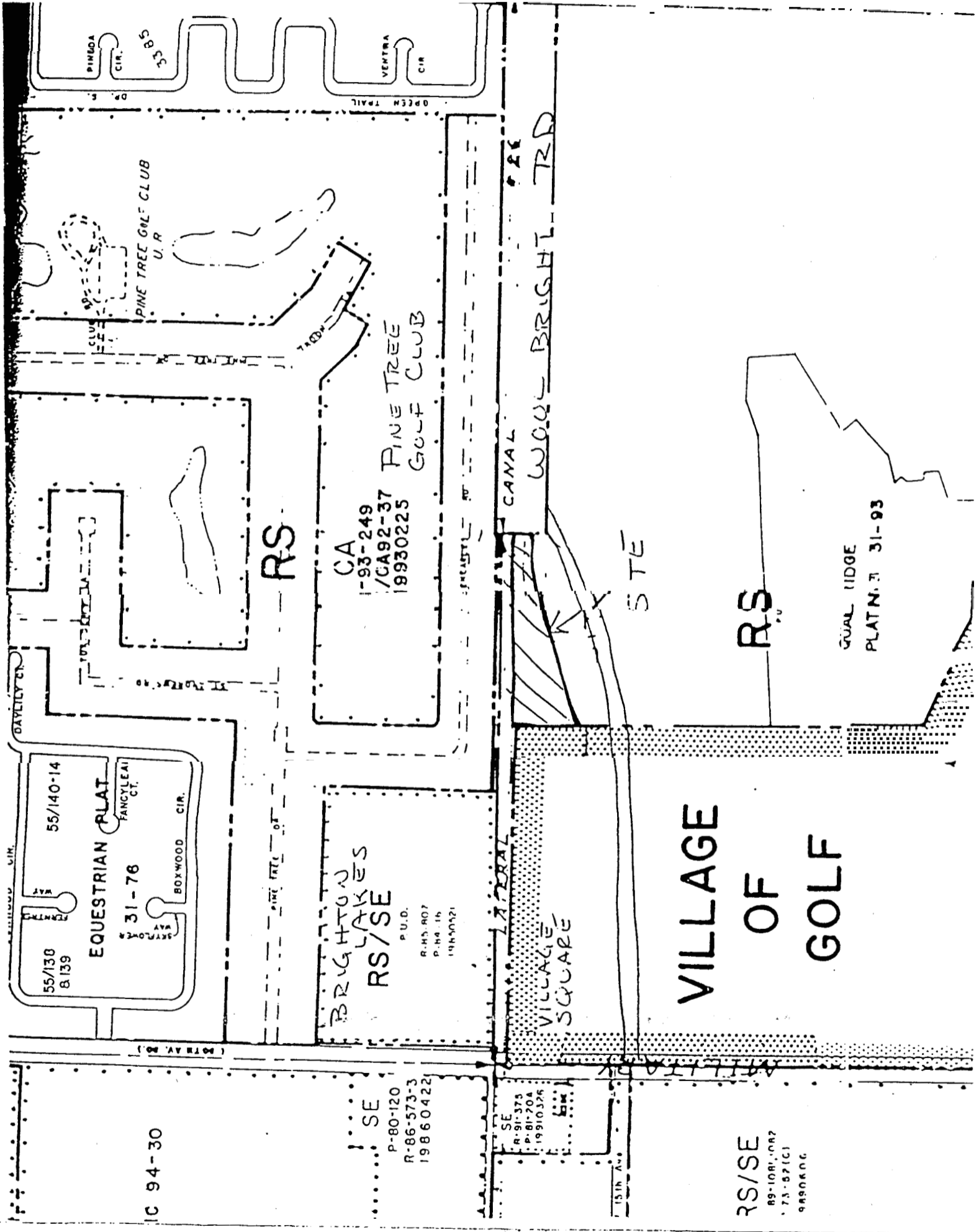


EXHIBIT C

VOLUNTARY COMMITMENTS

A. HEALTH

1. Generation and disposal of any hazardous effluent into sanitary sewage system shall be prohibited unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection and the agency responsible for sewage works are constructed and used by project tenants or owners generating such effluent. (HEALTH)

B. LANDSCAPING ALONG THE SOUTH PROPERTY LINE (ABUTTING WOOLBRIGHT ROAD)

1. Landscaping and buffering along the south property line shall be upgraded to include:
 - a. One (1) canopy tree planted every twenty (20) feet on center.
 - b. One (1) palm tree or pine tree for each twenty (20) linear feet of frontage, with a maximum spacing of sixty (60) feet on center. A group of three or more palm and/or pine trees may supersede the requirement for a canopy tree in that location.
 - c. Thirty (30) inch high shrub or hedge material, or decorative plant material, spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches. (BUILDING-Zoning)

C. SIGNS

1. Freestanding point of purchase signs fronting on Woolbright Road shall be limited as follows:
 - a. Maximum sign height, measured from finished grade to highest point - ten (10) feet;
 - b. Maximum sign face area per side - 100 square feet;
 - c. Maximum number of signs - one (1); and
 - d. Style - monument style only. (BUILDING-Zoning)

D. USE LIMITATIONS

1. All structures shall be limited to a maximum height of one (1) story. (BUILDING-Zoning)
2. Use of the site shall be limited to professional and medical offices only. (CO: CODE ENFORCEMENT/ZONING)

E. ENGINEERING

1. The property owner 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, Zoning Petition 95-77, to be paid at the time of issuance of the Building Permit presently is \$7,480.00 (136 trips X \$55.00 per trip). (IMPACT FEE COORDINATOR)

2. The property owner shall contribute \$2,000 to a landscape/beautification fund. The organization receiving the funds shall be determined and approved by the Engineering Department. The funds shall be used along the Woolbright Road corridor. (ENGINEERING)