

RESOLUTION NO. R-94- 1467

RESOLUTION APPROVING ZONING PETITION 294-57  
OFFICIAL **ZONING MAP** AMENDMENT (REZONING)  
PETITION OF ROBERT L. SCHEURER

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 **294-57** 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) 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 **294-57**, the petition of Robert L. Scheurer for a OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Agricultural Residential (AR) 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 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 T. 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

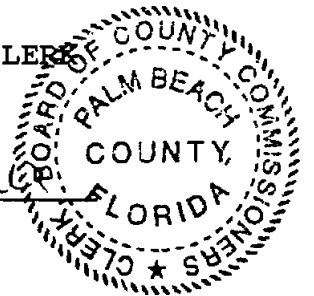
DOROTHY H. WILKEN, CLERK

BY:

  
COUNTY ATTORNEY

BY:

  
DEPUTY CLERK



EXI C

VOLUNTARY COMMITMENTS

A. HEALTH

1. The application and engineering plans to construct well and/or septic tank must be submitted to the Palm Beach County Public Health Unit prior to issuance of a **building** permit. (HEALTH - Building)

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 the additional lot to be paid at the time of issuance of the Building Permit presently is **\$1,650.00. (10 additional trips X \$165.00 per trip) (IMPACT FEE COORDINATOR)**.
2. Compliance with Palm Beach County's Subdivision, Platting, and Required Improvements Ordinance, will be required prior to any subdivision of the parcel by the property owner. (ENGINEERING)

EXHIBIT A  
LEGAL DESCRIPTION

SCHEM ER  
5720 RANCHES ST.  
LAKE WORTH FLA. 33462

LEGAL DESCRIPTION  
PALM BEACH RANCHES / UNREC /  
LOT 4 BLK.7

EXHIBIT B  
VICINITY SKETCH

RTS  
(WINSTON TRAILS PUD)

HTPOLOXO ROAD.

