

RESOLUTION NO. R-2001- 0977

RESOLUTION APPROVING ZONING PETITION 22000-I 14
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF ALBANESE HOMES INC.
BY MARK BRADFORD, AGENT
(CRYSTAL LAKE)

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 22000-I 14 was presented to the Board of County Commissioners at a public hearing conducted on June 25, 2001; 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 22000-I 14, the petition of Albanese Homes Inc., by Mark Bradford, agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Agricultural Residential (AR) and Residential Single Family (RS) Zoning District to the Residential Transitional Urban (RTU) 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 June 25, 2001.

Commissioner Masilotti 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:

Warren H. Newell, Chair	-	Aye
Carol A. Roberts, Vice Chair	-	Aye
Karen T. Marcus		Aye
Mary McCarty	-	Aye
Burt Aaronson		Aye
Tony Masilotti		Aye
Addie L. Greene	-	Aye

The Chair thereupon declared that the resolution was duly passed and adopted on June 25, 2001.

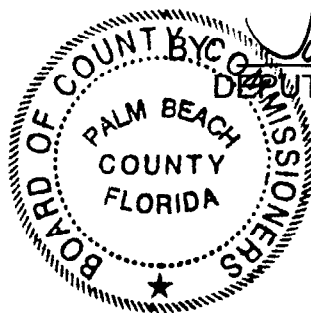
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY:


COUNTY ATTORNEY




DEPUTY CLERK

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE N03°44'41"W, A DISTANCE OF 661.27 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 660.00 FEET OF SAID SOUTHEAST ONE-QUARTER AND THE POINT OF BEGINNING; THENCE S89°48'37"W ALONG SAID NORTH LINE, A DISTANCE OF 627.43 FEET; THENCE N00°13'31"W ALONG THE WEST LINE OF THE EAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27 AND A BOUNDARY LINE OF "INDIAN WELLS-, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 145 THROUGH 149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 990.00 FEET; THENCE N89°48'37"E ALONG THE NORTH LINE OF THE SOUTH 1650.00 FEET OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 626.54 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF "EL CLAIR RANCH ROAD"(SAID RIGHT-OF-WAY LINE BEING 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 27); THENCE S00°16'37"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 330.00 FEET; THENCE S89°48'37"W, A DISTANCE OF 92.00 FEET; THENCE S00°16'37"E, A DISTANCE OF 165.00 FEET; THENCE N89°48'37"E, A DISTANCE OF 92.00 FEET; THENCE S00°16'57"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 495.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 605,536 SQUARE FEET / 13.9012 ACRES, MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

