

RESOLUTION NO. R-2002- 1015

RESOLUTION APPROVING ZONING PETITION PDDI996-081(B)  
OFFICIAL ZONING MAP AMENDMENT  
TO A PLANNED DEVELOPMENT DISTRICT (PDD)  
PETITION OF VILLAGES OF WINDSOR  
BY LAND DESIGN SOUTH, AGENT  
(VILLAGES OF WINDSOR 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 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 PDDI996-081(B) was presented to the Board of County Commissioners at a public hearing conducted on June 19, 2002; 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) with approved conditions 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) with approved conditions 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) with approved conditions 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) with approved conditions 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 PDD1996-081(B), the petition of Villages of Windsor by Land Design South, agent, for an Official Zoning Map Amendment to a Planned Development District for a rezoning from Agricultural Residential to Residential Planned Unit Development 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 19, 2002 , subject to the conditions of approval described in EXHIBIT C of Petition DOA1996-081(B).

Commissioner Aaronson moved for the approval of the Resolution.

The motion was seconded by Commissioner McCarty and, upon being put to a vote, the vote was as follows:

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

The Chair thereupon declared that the resolution was duly passed and adopted on June 19, 2002.

Filed with the Clerk of the Board of County Commissioners on 77 day of June, 2002

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: [Signature]  
COUNTY ATTORNEY

BY: [Signature]  
DEPUTY CLERK

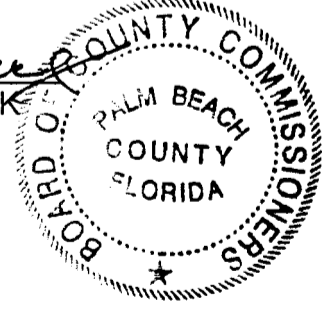


EXHIBIT A

LEGAL DESCRIPTION

**VILLAGES OF WINDSOR**  
**SOUTH 1/2 OF TRACT 44**  
**BOUNDARY SURVEY**  
**LEGAL DESCRIPTION**

DESCRIPTION:

The South one- half of Tract 44, Block 43, ☐Palm Beach Farms Company Plat No. 30, as recorded in Plat Book 2, pages 45 through 54 of the public records of Palm Beach County, Florida lying in Section 7, Township 45 South, Range 42 East, Palm Beach County, Florida, less the West 45 feet thereof, being more particularly described as follows:

Commencing at the Northwest corner of said Section 7; thence S☐00 11041☐E along the West line of said Section 7. a distance of 666.58☐; thence N☐89 48☐46☐E, a distance of 128.76 feet to a point of intersection with the East right-of-way line of the Lake Worth Drainage District E-I Canal, as recorded in official Records Book 2597, Page 73 of said public records; thence S☐00 04☐49☐E along said East right-of-way line, a distance of 1591.87 feet to the point of beginning; thence N☐89 24☐35☐E, a distance of 615.02 feet; thence S☐00 04☐49☐E, a distance of 330.01 feet; thence S☐89 24☐35☐W, a distance of 615.02 feet; thence N☐00 04☐49☐W, a distance of 330.01 feet to the point of beginning.

Containing 202,955 square feet or 4.659 acres, more or less.

Said lands situate in Palm Beach County, Florida.

Subject to easements, restrictions, reservations, covenants and right-of-way of record.

Together with

**VILLAGES OF WINDSOR**  
**ADDITIONAL LANDS**  
**BOUNDARY SURVEY**  
**LEGAL DESCRIPTION**

DESCRIPTION:

All of Hypoluxo Road, ☐Greenbriar 1 of Sherbrooke☐, as re orded in Plat Book 33, pages 55 through57, together with a portion of Hypoluxo Road, ☐Lexington 1 of Sherbrooke☐, as recorded in Plat Book 32, pages 195 through 198, both of the public records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of ☐Greenbriar 1 of Sherbrooke☐, according to the plat thereof, as recorded in Plat Book 33, pages 55 through 57 of said public records; thence S89 26☐07☐W along the South line thereof, a distance of 2093.11 to a point of intersection with a line being the Northerly prolongation of the East right-of-way of ☐Lyons Road☐, as recorded in official records book 10031, page 689 of said public records; thence N00 33 ☐53☐W along said line, a distance of 108.00 feet, thence N89 26☐07☐E along the north line of said Hypoluxo Road, a distance of 2093.11 feet to the Northwest corner of Hypoluxo Road, ☐Greenbriar 1 of Sherbrooke☐; thence S00 33☐53☐E along the West line thereof, a distance of 108.00 feet to the point of beginning.

Said lands situate in Palm Beach County, Florida.

Containing 226,056 square feet or 5.190 acres, more or less.

Subject to easements, restrictions, reservations, covenants and rights-of-way of record

EXHIBIT B  
VICINITY SKETCH

