

RESOLUTION NO. R-2002- 1953

RESOLUTION APPROVING ZONING PETITION Z1981-102B
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF PBC FACILITIES DEVELOPMENT & OPERATIONS
BY MELANIE BORKOWSKI, AGENT
(FIRST BAPTIST CHURCH OF HYPOLUXO)

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 Z1981-102B was presented to the Board of County Commissioners at a public hearing conducted on October 24, 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) 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 21981-102B, the petition of PBC Facilities Development & Operations, by Melanie Borkowski, agent, for an Official Zoning Map Amendment (Rezoning) from the Residential Medium Density Zoning District to the Institutional Public Facilities 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 24, 2002.

Commissioner Greene moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted on October 24, 2002.

Filed with the Clerk of the Board of County Commissioners on 6 day of November, 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

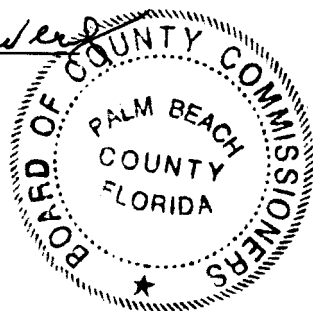


EXHIBIT A

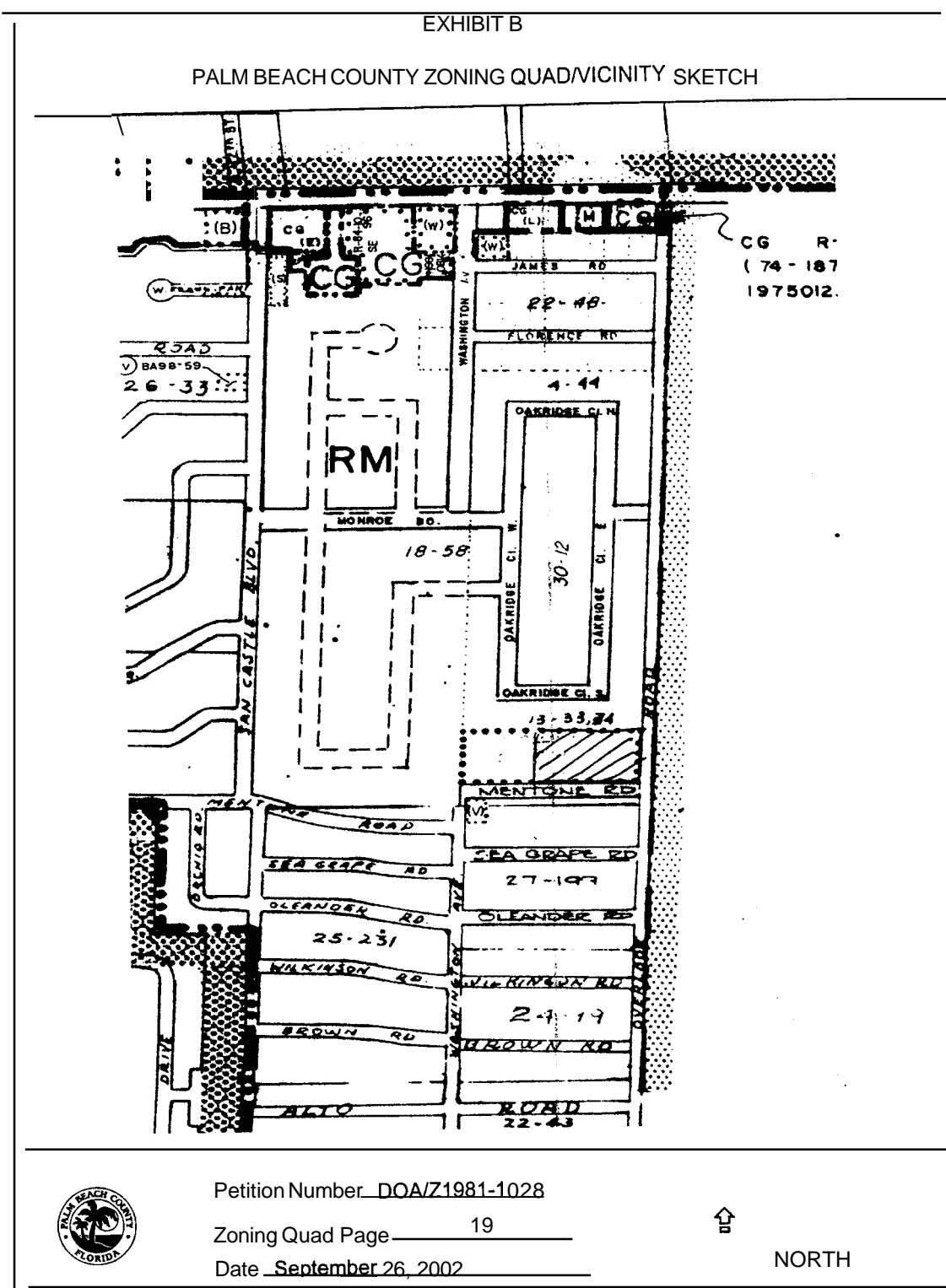
LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE REPLAT OF PART OF GREYNOLDS HIGHLANDS AND HYPOLUXO SUBDIVISION RECORDED IN PLAT BOOK 18, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 9, THENCE NORTH 2°17'56" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 35.92 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MENTONE ROAD ACCORDING TO THE PLAT OF HYPOLUXO RIDGE SUBDIVISION ADDITION NO. 2, AS RECORDED IN PLAT BOOK 27, PAGE 199, SAID PUBLIC RECORDS, THENCE NORTH 87°42'04" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING PARCEL "A"; THENCE CONTINUE NORTH 87°42'04" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 434.60 FEET; THENCE NORTH 2°28'47" EAST A DISTANCE OF 230.67 FEET TO THE SOUTH LINE OF THE PLAT OF POINTE OVERLOOK ACCORDING TO PLAT BOOK 30, PAGE 12 SAID PUBLIC RECORDS; THENCE SOUTH 87°42'04" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 433.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF OVERLOOK ROAD ACCORDING TO DEED BOOK 969, PAGE 263, SAID PUBLIC RECORDS; THENCE SOUTH 2°17'56" WEST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 230.67 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 100.163 SQUARE FEET OR 2.30 ACRES MORE OR LESS.

EXHIBIT B
VICINITY SKETCH



Petition Number DOA/Z1981-1028

Zoning Quad Page 19

Date September 26, 2002



NORTH