

RESOLUTION NO. R-2003-1769

RESOLUTION APPROVING ZONING PETITION PDD2002-065A
OFFICIAL ZONING MAP AMENDMENT
TO A PLANNED DEVELOPMENT DISTRICT (PDD)
PETITION OF GL HOMES OF FLORIDA II CORP.
BY LAND DESIGN SOUTH, AGENT
(HAGEN ASSEMBLAGE 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 PDD2002-065A was presented to the Board of County Commissioners at a public hearing conducted on October 23, 2003; 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 has considered the findings in the staff report and 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 PDD2002-065A, the petition of GL Homes of Florida II Corp. by Land Design South, agent, for an Official Zoning Map Amendment rezoning from the Agricultural Residential Zoning District and the Residential Transitional Suburban Zoning District with a Conditional Overlay Zone to the Residential Planned Unit Development 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 23, 2003, subject to the conditions of approval as contained in EXHIBIT C of DOA2002-065A.

Commissioner Masilotti moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted on October 23, 2003.

Filed with the Clerk of the Board of County Commissioners on 24 day of November, 2003.

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:


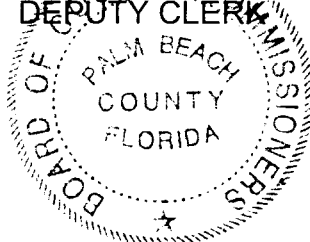

DEPUTY CLERK


EXHIBIT A

LEGAL DESCRIPTION

BEING A PORTION OF TRACTS 51, 52, 61 AND THAT PORTION OF A ROAD, DITCH AND DYKE RESERVATION, 30.00 FEET IN WIDTH, LYING NORTH OF AND PARALLEL WITH SAID TRACTS 51 AND 52, SAID LANDS LYING ENTIRELY WITHIN BLOCK 56, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, SAID PUBLIC RECORDS, ALL LYING AND BEING IN SECTIONS 27 AND 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST PER PALM BEACH COUNTY SECTIONAL DATUM; THENCE NORTH 00°08'04" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW1/4), A DISTANCE OF 26.07 FEET; THENCE SOUTH 89°51'56" WEST, A DISTANCE OF 86.00 FEET TO A POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF JOG ROAD AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 10409, PAGE 991 AND THE SOUTH LINE OF SAID TRACT 62, THENCE NORTH 89°25'12" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 62 AND 61, A DISTANCE OF 898.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°25'12" WEST, ALONG THE SOUTH LINE OF SAID TRACT 61 AND THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NUMBER 26, AS DESCRIBED IN OFFICIAL RECORD BOOK 1585, PAGE 505, SAID PUBLIC RECORDS, A DISTANCE OF 378.74 FEET; THENCE SOUTH 00°10'07" EAST, ALONG THE EAST LINE OF THE SOUTHWESTERLY PORTION OF SAID TRACT 61, A DISTANCE OF 88.30 FEET; THENCE SOUTH 89°18'25" WEST, A DISTANCE OF 60.72 FEET, THENCE NORTH 00°33'53" WEST, ALONG THE WEST LINE OF SAID TRACTS 61 AND 52, A DISTANCE OF 1,187.86 FEET; THENCE NORTH 89°30'17" EAST, ALONG A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 52 AND 51, A DISTANCE OF 340.81 FEET; THENCE SOUTH 00°30'30" EAST, ALONG A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 52, A DISTANCE OF 390.00 FEET; THENCE NORTH 89°30'17" EAST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 00°30'30" EAST, A DISTANCE OF 284.58 FEET; THENCE NORTH 89°31'26" EAST, A DISTANCE OF 17.85 FEET; THENCE SOUTH 00°33'53" EAST, A DISTANCE OF 431.88 FEET; TO THE POINT OF BEGINNING.

CONTAINING 10.254 ACRES, MORE OR LESS.

TOGETHER WITH

TRACT 71, LESS THE EAST 116.09 FEET AND LESS THE NORTH 55.00 FEET THEREOF, TOGETHER WITH TRACT 72, LESS THE WEST 25.00 FEET AND LESS THE NORTH 55.00 FEET THEREOF, ALL LYING AND BEING IN BLOCK 55, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 7.192 ACRES MORE OR LESS.

Total 17.446 acres more or less

