

RESOLUTION NO. R-97- 2083

RESOLUTION APPROVING ZONING PETITION Z96-107(A)
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF THE MORTON GROUP
BY ROBERT BENTZ, AGENT
(WILLIAMS TRACE 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 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 Z96-107(A) was presented to the Board of County Commissioners at a public hearing conducted on December 4, 1997; 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 Z/DOA96-107(A), the petition of The Morton Group, by Robert Bentz, agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Agricultural Residential (AR) Zoning District to the Residential Single Family (RS) 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 December 4, 1997.

Commissioner Marcus moved for the approval of the Resolution.

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

Burt Aaronson, Chair	--	Aye
Maude Ford Lee, Vice Chair	--	Aye
Ken Foster	--	Aye
Karen T. Marcus	--	Aye
Mary McCarty	--	Absent
Warren Newell	--	Aye
Carol A. Roberts	--	Absent

The Chair thereupon declared that the resolution was duly passed and adopted on December 4, 1997.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: *Andrew Allen*
COUNTY ATTORNEY

BY: *Jan Hardy*
DEPUTY CLERK

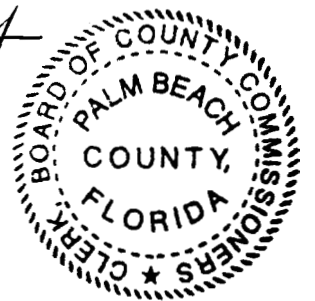


EXHIBIT A
LEGAL DESCRIPTION

(PARCEL 9)

THE WEST (1/2), OF THE SOUTHWEST (1/4), OF THE SOUTHEAST (1/4) OF THE NORTHEAST (1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SUBJECT TO THAT CERTAIN EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 2522, ON PAGES 46 THROUGH 52, INCLUSIVE.

TOGETHER WITH, (PARCEL 10)

THE EAST ONE-HALF (E. 1/2) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 27; THENCE RUNS $0^{\circ}08'08''$ W, ALONG THE WEST LINE OF THE SAID N.E. 1/4 OF SECTION 27 AND ALONG THE CENTERLINE OF CARTER ROAD, A DISTANCE OF 2042.14 FEET TO A POINT; THENCE RUN N $89^{\circ}47'44''$ E, A DISTANCE OF 1006.75 FEET TO THE **POINT OF BEGINNING** AND THE NORTHWEST CORNER OF SAID E. 1/2, S.E. 1/4, S.W. 1/4, N.E. 1/4 OF SECTION 27; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 335.58 FEET TO A POINT; THENCE RUN S $0^{\circ}05'43''$ W., A DISTANCE OF 680.95 TO A POINT; THENCE RUN S $89^{\circ}48'21''$ W, A DISTANCE OF 335.70 FEET TO A POINT; THENCE RUN N $0^{\circ}06'16''$ E, A DISTANCE OF 680.87 FEET TO THE **POINT OF BEGINNING**.

SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCELS 9 AND 10 CONTAINING 457,099 SQUARE FEET OR 10.4936 ACRES, MORE OR LESS.

