

RESOLUTION APPROVING ZONING PETITION Z97-102  
OFFICIAL ZONING MAP AMENDMENT (REZONING)  
PETITION OF FAWAZ & ASMA SHIHADDEH  
BY KIERAN KILDAY, AGENT  
(4 POINTS MARKET)

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 Z97-102 was presented to the Board of County Commissioners at a public hearing conducted on July 23, 1998; 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 Z97-102, the petition of Fawaz & Asma Shihadeh, by Kieran Kilday, agent, for an OFFICIAL ZONING ~~MAP~~ AMENDMENT (REZONING) from the Agricultural Residential (AR) Zoning District to the Agricultural Reserve (AGR) 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 July 23, 1998.

Commissioner Newell 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:

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

The Chair thereupon declared that the resolution was duly passed and adopted on July 23, 1998.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

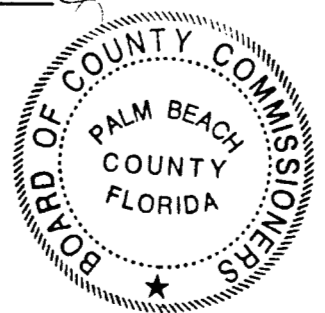
DOROTHY H. WILKEN, CLERK

BY:

  
COUNTY ATTORNEY

BY:

  
DEPUTY CLERK



**EXHIBIT A**

**LEGAL DESCRIPTION**

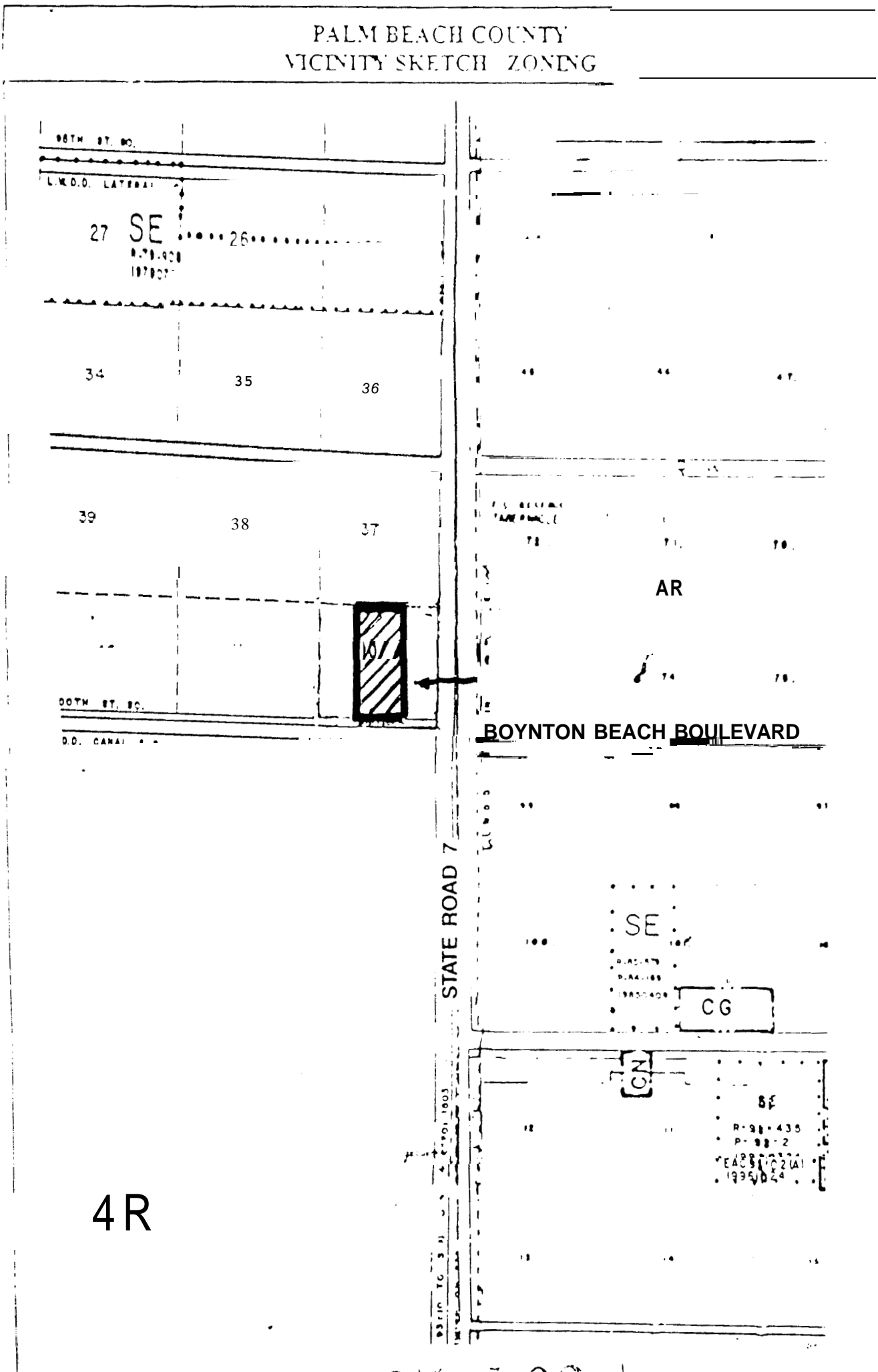
LEGAL DESCRIPTION FOR 4 POINTS MARKET:

A PART OF TRACT 48, BLOCK 52, ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 48, BLOCK 52; THENCE N 89° 02' 44" E, ALONG THE NORTH LINE OF SAID TRACT 48, A DISTANCE OF 236.15 FEET **TO** THE POINT OF BEGINNING; THENCE CONTINUE N 89° 02' 44" E, ALONG THE SAID NORTH LINE **OF** TRACT 48, A DISTANCE **OF** 217.84 FEET TO THE PROPOSED WEST RIGHT OF WAY LINE OF STATE ROAD 7 (**U.S.** HIGHWAY 441); THENCE S 00° 57' 48" E, ALONG SAID PROPOSED RIGHT OF WAY LINE, A DISTANCE **OF** 520.00 FEET TO THE SOUTH LINE **OF** SAID TRACT 48, BLOCK 52; THENCE **s** 89° 02' 44" **w**, ALONG SAID SOUTH LINE, A DISTANCE **OF** 217.92 FEET TO AN INTERSECTION WITH A LINE BEING 236.15 FEET EAST **OF**, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF SAID TRACT 48; THENCE N 00° 57' 16" W, ALONG SAID PARALLEL LINE, A DISTANCE OF 520.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.601 ACRES MORE OR LESS

PALM BEACH COUNTY  
VICINITY SKETCH ZONING



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 Date 1/11/02

