

RESOLUTION NO. R-2004- 0960

RESOLUTION APPROVING ZONING PETITION Z2003-088
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF RONALD C & JOANN TURNER
BY BASEHART CONSULTING, AGENT
(WYNDSONG NORTH)

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 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067), have been satisfied; and

WHEREAS, Zoning Petition Z2003-088 was presented to the Board of County Commissioners at a public hearing conducted on May 27, 2004; 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) 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 2.F (CONCURRENCY - 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 2.K.3.b (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 Z2003-088, the petition of Ronald C & Joann Turner, by Basehart Consulting, agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Multiple Use Planned Development Zoning District to the Residential Single Family 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 May 27, 2004.

Commissioner Aaronson moved for the approval of the Resolution.

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

Karen T. Marcus, Chair	- Aye
Tony Masilotti, Vice Chairman	- Absent
Jeff Koons	- Absent
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 May 27, 2004.

Filed with the Clerk of the Board of County Commissioners on 22 day of June, 2004.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: 
COUNTY ATTORNEY


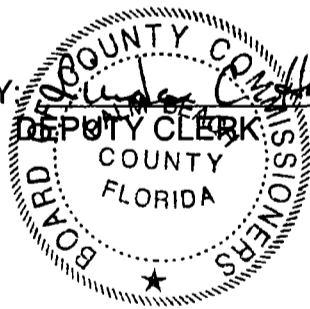
BY: 
DEPUTY CLERK


EXHIBIT A

LEGAL DESCRIPTION

Tract OS-1, and portions of Tracts "A", BT-1, WM-1 and OS-2; TURNER M.U.P.D., according to the Plat thereof, as recorded in Plat Book 96, pages 192 and 193 of the Public Records of Palm Beach County, Florida; being more particularly described as follows:

BEGINNING at the Southeast corner of said Plat;

Thence South $89^{\circ}37'29''$ West along the southerly line of said Plat, a distance of 625.40 feet;

Thence North $00^{\circ}14'01''$ West along the westerly line of said Plat, a distance of 838.11 feet;

Thence North $89^{\circ}37'29''$ East along a line parallel to the southerly line of said Plat, a distance of 604.42 feet;

(1) Thence South $00^{\circ}15'59''$ East a distance of 464.58 feet;

(2) Thence North $89^{\circ}37'29''$ East a distance of 20.50 feet;

(3) Thence South $00^{\circ}15'59''$ East a distance of 373.53 feet to the POINT OF BEGINNING.

The three (3) previously-described courses being along the easterly lines of said Plat.

Subject to easements, restrictions, covenants, reservations and rights-of-way of record and containing 514,427 square feet. (11.810 acres, more or less)

EXHIBIT B
VICINITY SKETCH

