

RESOLUTION APPROVING ZONING APPLICATION Z2007-202
(CONTROL NO. 1994-006))
OFFICIAL ZONING MAP AMENDMENT (REZONING)
APPLICATION OF PALM BEACH COUNTY, SOUTH FLORIDA WATER
MANAGEMENT DISTRICT, LESSOR
BY PALM BEACH COUNTY, AGENT
(20 MILE BEND PUBLIC USE DEVELOPMENT)

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 applications relating to zoning; and

WHEREAS, the notice and public hearing requirements, as provided for in Article 2 (Development Review Process) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067, as amended) have been satisfied; and

WHEREAS, Zoning Application Z2007-202 was presented to the Board of County Commissioners at a public hearing conducted on July 26, 2007; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant 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 stated purpose and intent and requirements of the Palm Beach County Unified Land Development Code. The rezoning request is also consistent with the requirements of all other applicable local land development regulations.
3. This official zoning map amendment (rezoning) is compatible and generally consistent with existing uses and zones surrounding the subject land, and is the appropriate zoning district for the land.
4. The applicant has demonstrated that there are sufficient changed conditions or circumstances that require an amendment.
5. 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.
6. This official zoning map amendment (rezoning) will result in a logical, orderly and timely development pattern.
7. This official zoning map amendment is consistent with applicable Neighborhood Plans.
8. This official zoning map amendment (rezoning) complies with Article 2.F (CONCURRENCY) of the Palm Beach County Unified Land Development Code.

WHEREAS, Article 2.A.1.K.3.b (Action by BCC) 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 Application Z2007-202, the application of Palm Beach County, South Florida Water Management District, Lessor, by Palm Beach County, agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Agricultural Production Zoning District to the Public Ownership 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 26, 2007.

Commissioner Koons 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:

Addie L. Greene, Chairperson	- Aye
John F. Koons, Vice Chair	- Aye
Karen T. Marcus	- Aye
District 3	- Aye
Mary McCarty	- Aye
Burt Aaronson	- Aye
Jess R. Santamaria	- Aye

The Chairperson thereupon declared that the resolution was duly passed and adopted on July 26, 2007.

Filed with the Clerk of the Board of County Commissioners on 22nd day of August 2007.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

BY:


COUNTY ATTORNEY

BY:


DEPUTY CLERK

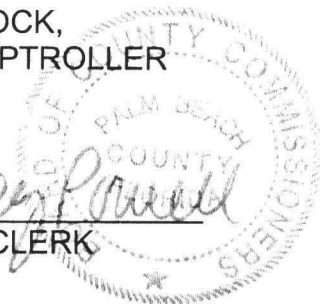


EXHIBIT A

LEGAL DESCRIPTION

20 MILE BEND PUBLIC USE DEVELOPMENT OVERALL LEGAL

A PARCEL OF LAND IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 40 EAST, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 40 EAST, AND IN HIATUS LOT 6 LYING BETWEEN SECTIONS 31 AND 6, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 6;
THENCE ALONG THE WEST LINE OF SAID SECTION 6, S01°17'32"W FOR 370.12 FEET TO THE SOUTH LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT PARCEL 2, RECORDED IN OFFICIAL RECORD BOOK 9321, PAGE 1285, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG SAID SOUTH BOUNDARY FOR THE FOLLOWING COURSES:

THENCE N89°52'59"E FOR 159.98 FEET;
THENCE N85°07'10"E FOR 2348.15 FEET;
THENCE N89°52'59"E FOR 733.90 FEET TO THE WESTERLY BOUNDARY OF A SOUTH FLORIDA WATER MANAGEMENT DISTRICT PARCEL RECORDED IN OFFICIAL RECORD BOOK 9398, PAGE 502 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY, N17°54'26"E FOR 184.03 FEET TO THE BOUNDARY OF A SOUTH FLORIDA WATER MANAGEMENT DISTRICT PARCEL RECORDED IN OFFICIAL RECORD BOOK 10320, PAGE 855 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING COURSES:

THENCE N00°09'18"W FOR 143.54 FEET;
THENCE N89°52'59"E FOR 695.77 FEET;
THENCE S00°10'01"E FOR 168.54 FEET TO THE BOUNDARY OF A PALM BEACH COUNTY PARCEL RECORDED IN OFFICIAL RECORD BOOK 8215, PAGE 1794 OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PALM BEACH COUNTY PARCEL FOR THE FOLLOWING COURSES:

THENCE N89°52'59"E FOR 95.65 FEET;
THENCE N29°51'00"E FOR 1454.97 FEET;
THENCE N29°01'34"E FOR 99.75 FEET;
THENCE N29°18'24"E FOR 99.54 FEET;
THENCE N24°43'23"E FOR 99.84 FEET;
THENCE N21°30'41"E FOR 99.65 FEET;
THENCE N18°22'11"E FOR 99.82 FEET;
THENCE N13°54'26"E FOR 99.85 FEET;
THENCE N08°21'23"E FOR 244.82 FEET TO THE SOUTH RIGHT-OF-WAY OF LEVEE L-7, RECORDED IN DEED BOOK 984, PAGE 46 OF SAID PUBLIC RECORDS;

THENCE DEPARTING THE BOUNDARY OF SAID PALM BEACH COUNTY PARCEL, N01°31'24"E FOR 155.00 FEET;
THENCE N88°28'36"W FOR 2390.22 FEET;
THENCE S00°00'00"E FOR 155.05 FEET TO THE NORTHERLY BOUNDARY OF SAID PALM BEACH COUNTY PARCEL;
THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING COURSES:

THENCE N88°28'36"W FOR 550.06 FEET;
THENCE N48°53'34"W FOR 29.21 FEET;
THENCE S38°16'01"W FOR 159.39 FEET;
THENCE N51°43'59"W FOR 200.00 TO THE EASTERLY RIGHT-OF-WAY OF
COUNTY ROAD 880 (OLD STATE ROAD 80);

THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING COURSES:

THENCE S38°16'01"W FOR 1507.55 FEET;
THENCE S37°44'05"W FOR 387.95 FEET TO THE POINT OF CURVATURE OF A
CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2009.86 FEET;
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A
CENTRAL ANGLE OF 22°01'24" FOR 772.55 FEET TO THE WEST LINE OF SAID
HIATUS LOT 6;
THENCE ALONG SAID WEST LINE, S37°06'24"W FOR 170.27 FEET TO THE POINT OF
BEGINNING.

CONTAINING 200.60 ACRES, MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

