

RESOLUTION NO. R-2007-1240

RESOLUTION APPROVING ZONING APPLICATION PDD2006-1931  
(CONTROL NUMBER 2003-061)  
OFFICIAL ZONING MAP AMENDMENT  
TO A PLANNED DEVELOPMENT DISTRICT (PDD)  
APPLICATION OF KIRK ANGELOCCI  
BY LAND DESIGN SOUTH, AGENT  
(ANGELOCCI PROPERTY 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, and the Palm Beach County Unified Land Development Code, as amended, is authorized and empowered to consider applications relating to zoning; and

WHEREAS, the notice and 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 PDD2006-1931 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 recommendations of the Zoning Commission; and

WHEREAS, this approval is subject to Article 2.E (Monitoring) of the Palm Beach County Unified Land Development Code (ULDC) and other provisions requiring that development commence in a timely manner; 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 PDD2006-1931, the application of Kirk Angelocci, by Land Design South, agent, for an Official Zoning Map Amendment to a Planned Development District from the Agricultural Residential Zoning District to the Residential Planned Unit Development Zoning District, on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on July 26, 2007, subject to the conditions of approval described in EXHIBIT C of DOA2006-1931

Commissioner Koons moved for the approval of the Resolution.

The motion was seconded by Commissioner Aaronson 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              | - | Absent |
| District 3                   | - |        |
| Mary McCarty                 | - | Absent |
| 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.

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


SHARON R. BOCK,  
CLERK & COMPTROLLER  
BY:   
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

**PARCEL I:**

The West One-Half of the East one-half of the East one-half of the Southwest quarter of the Northeast quarter, Section 14, Township 44 South, Range 42 East, being a part of Lots 21 to 24 inclusive of **MODEL LAND COMPANY SUBDIVISION**, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 5, Page 78, **LESS** right-of-way for Purdy Lane as now laid out in use.

**AND**

**PARCEL II:**

The North 500 feet of the East 138 feet of the West 1/2 of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 44 South, Range 42 East, Palm Beach County, Florida, **LESS** right-of-way for Purdy Lane as now laid out in use.

**AND**

**PARCEL IV:**

The West 1/2 of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 44 South, Range 42 East, Palm Beach County, Florida, **LESS** the North 500.00 feet of the East 138.0 feet thereof. Subject to the rights of way for Purdy Lane and Lake Worth Drainage District Canal L-9.

**AND**

**PARCEL V:**

The South 125.0 feet of the West 82.0 feet of that portion of the West half of the East half of the Southwest quarter of the Northeast quarter of Section 14, Township 44 South, Range 42 East, Palm Beach County, Florida, lying South of Purdy Lane.

**AND**

**PARCEL VI:**

The North 105.0 feet of that portion of the West half of the East half of the Southwest quarter of the Northeast quarter of Section 14, Township 44 South, Range 42 East, Palm Beach County, Florida, lying South of Purdy Lane, **LESS AND EXCEPT** the West 112.0 feet and the East 138.0 feet thereof.

