

RESOLUTION NO. R-2007-1609

RESOLUTION APPROVING ZONING APPLICATION Z2006-185
(CONTROL NO. 1981-219)
OFFICIAL ZONING MAP AMENDMENT (REZONING)
APPLICATION OF FAMILY BEDNER
BY JON E. SCHMIDT & ASSOCIATES, AGENT
(BOYNTON & LAWRENCE OFFICE MUPD)

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 Z2006-185 was presented to the Board of County Commissioners at a public hearing conducted on September 24, 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 Z2006-185, the application of Family Bedner by Jon E. Schmidt & Associates, agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Specialized Commercial Zoning District to the Multiple Use Planned Development 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 September 24, 2007.

Commissioner Aaronson 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:

Addie L. Greene, Chairperson	- Absent
John F. Koons, Vice Chair	- Absent
Karen T. Marcus	- Aye
Robert J. Kanjian	- Aye
Mary McCarty	- Aye
Burt Aaronson	- Aye
Jess R. Santamaria	- Aye

The Chairperson thereupon declared that the resolution was duly passed and adopted on September 24, 2007.

Filed with the Clerk of the Board of County Commissioners on 24th day of September.

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

TRACT "B" AND A PORTION OF TRACT "A", BOYNTON & LAWRENCE M.U.P.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 143 AND 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, AND A PORTION OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

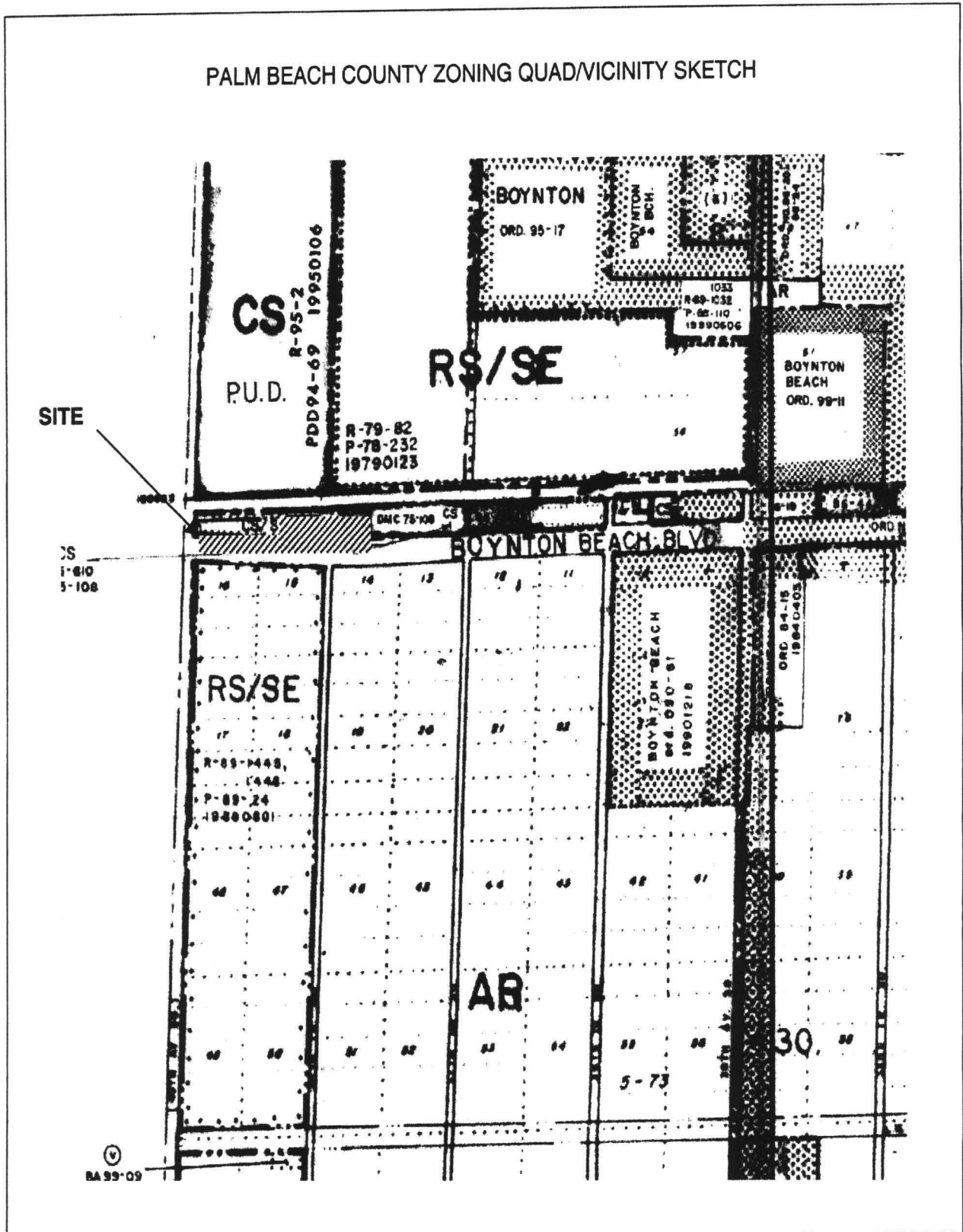
BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "B", THENCE N00°32'29"W, ALONG THE NORTHLY EXTENSION OF THE WEST LINE OF SAID TRACT B, A DISTANCE OF 73.04 FEET TO NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. 24 PER OFFICIAL RECORDS BOOK 3155, PAGE 669 AND OFFICIAL RECORDS BOOK 3329, PAGE 1155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE N87°32'10"E, A DISTANCE OF 470.76 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT "B"; THENCE S00°38'04"E, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 85.04 FEET TO A 2.00 FEET SOUTH OF AND PARALLELL WITH THE NORTH LINE OF SAID TRACT "A" SAID LINE ALSO BEING THE SOUTH LINE OF A 12.00 FOOT EASEMENT CONVEYED TO LAKE WORTH DRAINAGE DISTRICT PER OFFICIAL RECORDS BOOK 11093, PAGE 506 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID PARALLEL LINE AND SOUTH EASEMENT LINE S87°32'10"W, A DISTANCE OF 470.90 FEET TO THE WEST LINE OF TRACT "A"; THENCE ALONG SAID WEST LINE ALSO BEING THE WEST LINE OF SAID TRACT "B" N00°32'29"W, A DISTANCE OF 12.01 FEET TO THE POINT OF BEGINNING;

CONTAINING 40,021 SQUARE FEET OR .0919 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON S87°32'10"W FOR THE NORTH LINE OF TRACT "B"
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS FIRM FOR EASEMENTS, RIGHT-OF-WAYS OR OTHER MATTERS OF RECORD.
3. THIS SKETCH IS NOT COVERED BY LIABILITY INSURANCE.

EXHIBIT B
VICINITY SKETCH



Application No. 2006-185
Zoning Quad 20
Date February 1, 2006

