

RESOLUTION NO. R-2008- 0131

RESOLUTION APPROVING ZONING APPLICATION Z2007-1083
(CONTROL NO. 2004-259)
OFFICIAL ZONING MAP AMENDMENT (REZONING)
APPLICATION OF PALM BEACH COUNTY - AUDREY WOLF
BY PALM BEACH COUNTY, AGENT
(ACCESSORY MULTI USE SITE, REZONING)

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 Application Z2007-1083 was presented to the Board of County Commissioners at a public hearing conducted on January 3, 2008 and January 24, 2008; 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 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 Z2007-1083, the application of Palm Beach County - Audrey Wolf, by Palm Beach County, agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Public Ownership Zoning District to the Preservation/Conversation 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 January 24, 2008.

Commissioner Marcus moved for the approval of the Resolution.

Robert Kanjian

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

Addie L. Greene, Chairperson	¥	Aye
Jeff Koons, Vice Chair	¥	Aye
Karen T. Marcus	¥	Aye
Robert J. Kanjian	¥	Aye
Mary McCarty	¥	Aye
Burt Aaronson	¥	Aye
Jess R. Santamaria	¥	

The Chairperson thereupon declared that the resolution was duly passed and adopted on January 24, 2008.

Filed with the Clerk of the Board of County Commissioners on January 24, 2008.

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

SHARON R. BOCK,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 12 AND 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST QUARTER CORNER OF SAID SECTION 13;
THENCE ALONG THE EAST LINE OF SAID RANGE 40 EAST,
N01°25'15"E FOR 334.69 FEET TO THE WEST QUARTER CORNER OF SECTION
18, TOWNSHIP 42 SOUTH, RANGE 41 EAST;
THENCE CONTINUE N01°25'15" E FOR 2305.55 FEET TO THE NORTHEAST
CORNER OF SAID SECTION 13;
THENCE CONTINUE N01°25'15" E FOR 376.92 FEET TO THE NORTHWEST
CORNER OF SAID SECTION 18;
THENCE CONTINUE ALONG SAID RANGE LINE, N02°47'38" E FOR 1253.41 FEET
TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF
1564.01 FEET, WHERE A RADIAL LINE BEARS S61°09'40" E;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A
CENTRAL ANGLE OF 13°03'07" FOR 356.28 FEET TO A POINT OF TANGENCY;
THENCE S15°47'13" W FOR 295.12 FEET TO THE POINT OF CURVATURE OF A
CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2559.36 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A
CENTRAL ANGLE OF
14°21'58" FOR 641.72 FEET TO A POINT OF TANGENCY ON A LINE LYING 250.00
FEET WEST OF, AND PARALLEL WITH, THE SAID EAST LINE OF RANGE 40
EAST;
THENCE ALONG SAID PARALLEL LINE, S01°25'15" W FOR 761.95 FEET;
THENCE N88°34'45" W FOR 627.90 FEET TO THE EASTERLY LINE OF A 185' FPL
EASEMENT, RECORDED IN OFFICIAL RECORD BOOK 765, PAGE 68, OF SAID
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE ALONG SAID EASTERLY LINE, S34°54'14" E FOR 1060.00 FEET TO SAID
LINE LYING 250.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF
RANGE 40 EAST;
THENCE ALONG SAID PARALLEL LINE, S01°25'15" W FOR 1407.95 FEET TO THE
SAID EAST-WEST QUARTER SECTION LINE OF SECTION 13;
THENCE ALONG SAID EAST-WEST QUARTER SECTION LINE, N89°52'25" E FOR
250.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.37 ACRES, MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

