

RESOLUTION NO. R-95- 1321.13

RESOLUTION APPROVING ZONING PETITION Z84-139(D)
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF SOUTH PALM BEACH COUNTY JEWISH FEDERATION, INC.
BY ROBERT A. BENTZ, AGENT

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 hearing requirements, as provided for in Article 5 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 92-20), have been satisfied; and

WHEREAS, Zoning Petition Z84-139(D) was presented to the Board of County Commissioners at a public hearing conducted on September 28, 1995; 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 made 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 11, (Adequate Public Facilities) of the Palm Beach County Unified Land Development Code, Ordinance 92-20; and,
7. This official zoning map amendment (rezoning) is consistent with the requirements of all other applicable local land development regulations.

WHEREAS, Article 5, Section 5.3.D.9 (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 284-139(D), the petition of South Palm Beach County Jewish Federation, Inc. for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Agricultural Residential (AR) Zoning District to the Residential Transitional Suburban (RTS) 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 28, 1995.

Commissioner Roberts moved for the approval of the Resolution.

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

Ken Foster, Chair	--	Absent
Burt Aaronson	--	Aye
Maude Ford Lee	--	Aye
Karen T. Marcus	--	Aye
Mary McCarty	--	Aye
Warren Newell	--	Absent
Carol A. Roberts	--	Aye

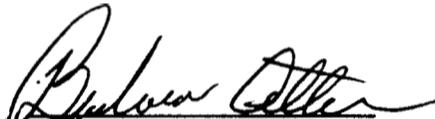
The Chair thereupon declared that the resolution was duly passed and adopted this 28th day of September, 1995.

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:

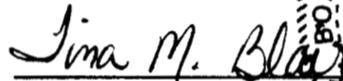

DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF PREVIOUSLY APPROVED RAINBERRY WEST BOCA, PUD:

A PARCEL OF LAND SITUATE IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF BLOCK 78 OF THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 ON PAGES 45 THRU 54 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 71, BLOCK 78, OF THE ABOVE REFERENCED PALM BEACH FARMS COMPANY PLAT; THENCE N.00°53'32"W, ALONG THE WEST PERIMETER OF SAID BLOCK 78, A DISTANCE OF 1538.96 FEET TO THE CENTERLINE OF THE PROPOSED LOOP ROAD AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE N.89°37'02"E, ALONG SAID PROPOSED CENTERLINE, A DISTANCE OF 415.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 393.81 FEET FROM WHICH A RADIAL LINE BEARS N.00°22'58"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 20°29'44", A DISTANCE OF 195.86 FEET; THENCE N.61°07'18"E, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 198.25 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 393.81 FEET FROM WHICH A RADIAL LINE BEARS S.28°52'42"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 28°29'44", A DISTANCE OF 195.86 FEET; THENCE N.89°37'02"E, A DISTANCE OF 220.09 FEET, THENCE N.00°22'58"W, DEPARTING FROM SAID CENTERLINE A DISTANCE OF 505.65 FEET; THENCE N.89°07'02"E, A DISTANCE OF 450.56 FEET; THENCE S.00°22'58"E, A DISTANCE OF 272.24 FEET; THENCE S.37°47'04"W, A DISTANCE OF 392.06 FEET TO THE ABOVE REFERENCED PROPOSED CENTERLINE AND A POINT ON A CURVE HAVING A RADIUS OF 350.00 FEET FROM WHICH A RADIAL LINE BEARS S.37°47'04"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 19°38'39", A DISTANCE OF 120.00 FEET; THENCE N.57°25'43"E, DEPARTING FROM SAID PROPOSED CENTERLINE, A DISTANCE OF 225.35 FEET; THENCE N.89°37'02"E, A DISTANCE OF 931.54 FEET TO THE EAST LINE OF TRACT 48 OF SAID BLOCK 70; THENCE N.00°22'58"W, ALONG SAID LINE, A DISTANCE OF 968.83 FEET TO THE NORTHEAST CORNER OF TRACT 37 OF SAID BLOCK 78, THENCE S.89°37'02"W, ALONG THE NORTH LINES OF TRACTS 17-42 INCLUSIVE OF SAID BLOCK 78, A DISTANCE OF 2642.00 FEET; THENCE S.00°53'02"E, ALONG THE WEST LINE OF SAID BLOCK 78, A DISTANCE OF 1181.14 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 56,393 ACRES MORE OR LESS. TOGETHER WITH TRACT 36 OF BLOCK 78 OF PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THRU 54, CONTAINING 5.00 ACRES.

LEGAL DESCRIPTION OF PROPOSED ADDITION TO RAINBERRY WEST BOCA, PUD:

LEGAL DESCRIPTION OF PARCEL NO. 1:

TRACTS 5, 6, 7, 8, 21, 22, 23 AND 24 IN BLOCK 78, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2 PAGES 45 THRU 54, INCLUSIVE, LESS THE NORTH 26 FEET OF TRACTS 5 AND 6 FOR CANAL RIGHT OF WAY AS SHOWN IN DEED BOOK 129 AT PAGE 152, AND LESS THE NORTH 26 FEET OF TRACT 7 FOR CANAL RIGHT OF WAY AS SHOWN IN DEED BOOK 13 AT PAGE 554, AND LESS THE NORTH 26 FEET FOR CANAL RIGHT OF WAY AS SHOWN IN CHANCERY COURT CASE NO. 407. CONTAINING 39.21 ACRES.

LEGAL DESCRIPTION FOR PARCEL 2:

TRACTS 9, 10 AND 11, LESS THE NORTH 30 FEET OF TRACTS 9, 10 AND 11, BLOCK 78, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, INCLUSIVE. CONTAINING 14.32 ACRES.

