

RESOLUTION NO. R-96-1731

RESOLUTION APPROVING ZONING PETITION Z96-69  
OFFICIAL ZONING MAP AMENDMENT (REZONING)  
PETITION OF GARDENETTE ROYAL PROPERTIES INC.  
BY ROBERT BASEHART, AGENT  
(PALM BEACH KIA)

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 5 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 92-20, as amended), have been satisfied; and

WHEREAS, Zoning Petition Z96-69 was presented to the Board of County Commissioners at a public hearing conducted on September 26, 1996; 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 Standards) of the Palm Beach County Unified Land Development Code; 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 296-69, the petition of Gardenette Royal Properties Inc., by Robert Basehart, agent, for an OFFICIAL ZONING HAP AMENDMENT (REZONING) from the Residenital Medium Density (RH) and General Commercial (CG) Zoning District to the General Commercial (CG) 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 26, 1996.

commissioner Roberts 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:

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

The Chair thereupon declared that the resolution was duly passed and adopted on October 24, 1996.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

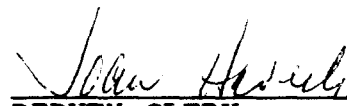
PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

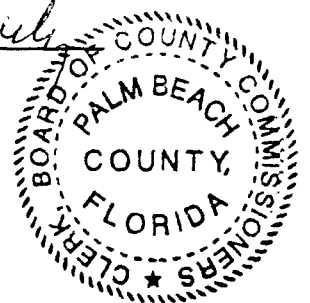
DOROTHY H. WILKEN, CLERK

BY:

  
COUNTY ATTORNEY

BY:

  
DEPUTY CLERK



**EXHIBIT A**

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION TO ACCOMPANY WSC DWG. NO. 87-1156-5 (RES. PARCEL):**

**Parcel A**

South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  also being Lot 2, Block 3, **PALM BEACH PLANTATIONS**, recorded in Plat Book 10, page 20, of the Public Records of Palm Beach County, Florida, less the West 787 feet as measured along the South line less the North 111.04 feet as measured along the West line and less the South 371.06 feet as measured along the West line and less the East 402 feet as measured along the South line of Section 1, Township 44 South, Range 42, East, Palm Beach County, Florida.

Less the West 20 feet for road right of way purposes.

**Parcel B**

The West 95.89 feet of the East 402 feet of the South 81.15 feet of the North 192.18 feet of the South one-half of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 1, Township 44 South, Range 42 East, Palm Beach County, Florida.

**Parcel C**

The North 85.53 feet of the North Half of the South 371.06 feet, as measured along the West line, less the West 787 feet, as measured along the South line, and less the South 256 feet, as measured along the East line of the East 362 feet, as measured along the South line, and less the East 402 feet, as measured along the South line of the North 115.06 feet of the South 371.06 feet, as measured along the East line of the South Half of the Northeast quarter of the Southwest quarter of Section 1, Township 44 South, Range 42 East, Palm Beach County, Florida, less the West 20 feet for road right of way purposes.

**Parcel D**

The North 70.47 feet of the South 256 feet of the East 186.21 feet of the West 973.21 feet and the North 29.53 feet of the South 285.53 feet of the East 146.21 feet of the West 933.21 feet of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 1, Township 44 South, Range 42 East, Palm Beach County, Florida, less the West 20 feet for road right of way purposes.

**Parcel E (O.R.B. 514, Page 649)**

The North Half (N  $\frac{1}{2}$ ) of the South 185.53 feet, as measured along the West line, of the East 182.21 feet of the West 973.21 feet as measured along the South line, of the South Half (S  $\frac{1}{2}$ ) of the Northwest Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of Section 1, Township 44 South, Range 42 East.

SUBJECT to an easement for road and street purposes over and across the West 20 feet of the above described property.

Less the right of way for Bonnie Lane in O.R.B. 2310, page 882.

**Parcel F (O.R.B. 1196, Page 7)**

The Westerly 60 feet of the Easterly 362 feet of the Northerly 100 feet of the Southerly 216 feet of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 1, Township 44 South, Range 42 East, Palm Beach County, Florida.

**Parcel G (O.R.B. 5337, Page 1185)**

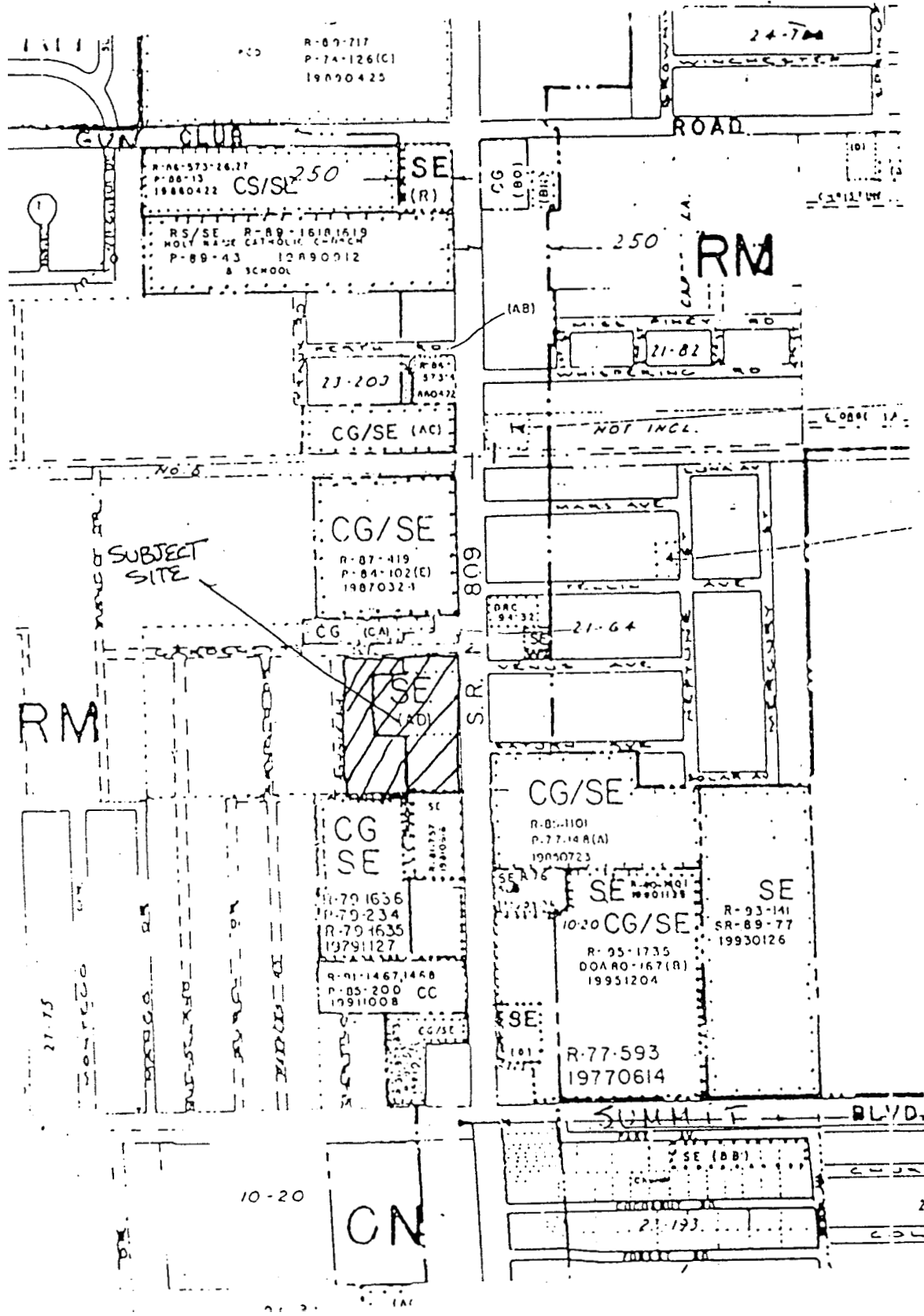
The South Half of the South 185.53 feet as measured along the West line. LESS the West 787 feet and LESS the East 362 feet as measured along the South line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 1, Township 44 South, Range 42 East, Palm Beach County, Florida.

**Parcel H**

The Westerly 60 feet of the Easterly 362 of the Southerly 216 feet of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 1, Township 44 South, Range 42 East, Palm Beach County, Florida.

EXHIBIT B

PALM BEACH COUNTY  
VICINITY SKETCH/ZONING



Petition Number ZCA96-69  
 Zoning Quad Page \_\_\_\_\_  
 Date: June 19, 1996

