

RESOLUTION APPROVING ZONING PETITION Z96-120  
OFFICIAL ZONING MAP AMENDMENT (REZONING)  
PETITION OF REV. J. KEITH SYMONS  
BY KEVIN MCGINLEY, AGENT  
(ST. MATTHEW CATHOLIC CHURCH)

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 Z96-120 was presented to the Board of County Commissioners at a public hearing conducted on January 30, 1997; 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 COUNM COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Petition Z96-120, the petition of Rev. J. Keith Symons, by Kevin McGinley, agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) 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 30, 1997.

Commissioner Foster 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:

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

The Chair thereupon declared that the resolution was duly passed and adopted on February 27, 1997.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: *[Signature]*  
COUNTY ATTORNEY

BY: *[Signature]*  
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

**PARCEL 1** (also known as Lot 1, Block 1, Palm Beach Ranches, an unrecorded Plat):

The East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida, except the Northerly 56 Feet, Easterly 40 Feet and Southerly 30 Feet for road and canal purposes and LESS the following portion:

COMMENCE at the Northeast corner of said Section 10; thence South 89°17'15" West along the North boundary of said Section, 44.51 feet; thence, South 00°42'45" East, 56.00 feet to the POINT OF BEGINNING, said POINT OF BEGINNING being 55.00 feet South (as measured at right angles) of said North boundary and 40.00 feet West (as measured at right angles) of the East boundary of said Section; thence South 03°46'12" West, along a line 40.00 feet West of and parallel with said East boundary of Section 10, a distance of 18.33 feet; thence North 89°47'42" West, along a line 75.00 feet Southerly of and parallel with the Southerly required Right-of-Way line as depicted on the Right-of-Way Maps for Hypoluxo Road dated November 1987 (project No. 87098), a distance of 296.81 feet to the West boundary of said East One-Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4); thence North 03°43'02" East, along said West boundary, 13.56 feet; thence North 89°17'15" East, along a line 56.00 feet South of and parallel with said North boundary of Section 10, a distance of 297.15 feet to the POINT OF BEGINNING. Said portion containing 4,723 square feet or 0.10 acres, more or less.

**PARCEL 2** (also known as Lot 2, Block 1, Palm Beach Ranches, an unrecorded Plat):

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida, except the Northerly 56 feet and Southerly 30 feet for road and canal purposes and LESS the following portion:

COMMENCE at the North Quarter Corner of said Section 10; thence North 89°17'15" East, along the North boundary of said Section, 2022.69 feet; thence South 00°42'54" East, 56.00 feet to the POINT OF BEGINNING, said POINT OF BEGINNING being 56.00 feet South (as measured at right angles) of said North boundary of Section 10 and on the West boundary of said West Half of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section; thence North 89°17'15" East, along a line 56.00 feet South of and parallel with said North boundary, 337.28 feet to the East boundary of said West Half of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4); thence South 03°43'02" West along said East boundary, 13.56 feet; thence North 89°47'42" West, along a line 75.00 feet Southerly of and parallel with the Southerly required Right-of-Way line as depicted on the Right-of-Way Maps for Hypoluxo Road dated November 1987 (Project No. 87098), a distance of 336.89 feet to a point on said West boundary; thence North 03°39'51" East, along said West boundary 8.15 feet to the POINT OF BEGINNING. Said portion containing 3,650 square feet or 0.08 acres, more or less.

**PARCEL 3** (also known as Lot 3, Block 1, Palm Beach Ranches, an unrecorded Plat):

The East Half (E 1/2) of the Northwest Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 10, Township 45 South, Range 42 East, Palm Beach County, Florida, except the Northerly 56 Feet, and Southerly 30 Feet for road and canal purposes and LESS the following portion:

COMMENCE at the North Quarter Corner of said Section 10; thence North 89°17'15" East along the North boundary of said Section, 1682.40 feet; thence, South 00°42'45" East, 56.00 feet to the POINT OF BEGINNING, said POINT OF BEGINNING being 56.00 feet South (as measured at right angles) of said North boundary of Section 10 and on the West boundary of said East Half (E 1/2) of the Northwest Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section; thence North 89°17'15" East, along a line 56.00 feet South of and parallel with said North boundary, 337.28 feet to the East boundary of said East Half (E 1/2) of the Northwest Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4); thence South 03°39'51" West along said East boundary, 8.15 feet; thence North 89°47'42" West, along a line 75.00 feet Southerly of and parallel with the Southerly required Right-of-Way line as depicted on the Right-of-Way Maps for Hypoluxo Road dated November 1987 (Project No. 87098), a distance of 336.90 feet to a point on said West boundary; thence North 03°36'40" East, along said West boundary, 2.74 feet to the POINT OF BEGINNING. Said portion containing 1,831 square feet or 0.04 acres, more or less.

EXHIBIT B  
VICINITY SKETCH

PALM BEACH COUNTY  
VICINITY SKETCH/ZONING

RTS/SE

R-89-343,344

P-87-112.RTS

19890226

SE

R-90-840

P-87-112(A)

19900622

R-93-170  
EAC/DOA87-112(C)  
19930128

HYPOLUXO

WORTH

ROA

CC/SE

R-96-1016

P-88-13181

19960728

RTU/SE

R-95-27327

P-94-80

19950223

RS

RE

R-75-40

19750675

SITE

RE

SE

(B)

RANCHES

AR

CANAL

DRC 84-08

WESTERN WAY

10.

WORTH

RTS/SE

(A)