

RESOLUTION APPROVING ZONING PETITION Z96-102  
OFFICIAL ZONING **MAP** AMENDMENT (REZONING)  
PETITION OF LEE BROTHERS  
BY CARLOS GONZALEZ, AGENT  
(LEE BROTHERS DAYCARE CENTER)

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 Z96-102 was presented to the Board of County Commissioners at a public hearing conducted on February 27, 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 COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Petition Z/CA96-102, the petition of Lee Brothers, by Carlos Gonzalez, agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Agricultural Residential (AR) Zoning District to the Residential Single Family (RS) 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 February 27, 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.

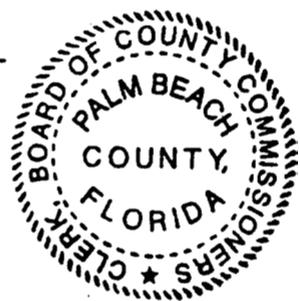
APPROVED AS TO FORM AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: *Burt Aaronson*  
COUNTY ATTORNEY

BY: *Jean Haverly*  
DEPUTY CLERK



**EXHIBIT A**  
**LEGAL DESCRIPTION**

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING BOUNDED ON THE NORTH AND WEST BY THE PLAT OF LANTANA HOMES PLAT 9 AS RECORDED IN PLAT BOOK 58. PAGES 80 AND 81, BOUNDED ON THE EAST BY LEE ESTATES PLAT 1 AS RECORDED IN PLAT BOOK 69, PAGES 109 THRU 111, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD (S.R. 812), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LEE ESTATES PLAT 1; THENCE SOUTH 89°58'08" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LANTANA ROAD, A DISTANCE OF 631.57 FEET; THENCE NORTH 00°31'17" WEST, A DISTANCE OF 316.01 FEET; THENCE NORTH 89°58'08" EAST, A DISTANCE OF 636.42 FEET; THENCE SOUTH 00°21'31" WEST, A DISTANCE OF 316.01 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.599 ACRES MORE OR LESS.

*should read*  
*sec 35*  
*Township 46*  
*Range 42*

*Bad Legal*

*Mandy*

EXHIBIT B  
VICINITY SKETCH

PALM BEACH COUNTY  
VICINITY SKETCH / ZONING

