

RESOLUTION NO. R-2000- 07 19

RESOLUTION APPROVING ZONING PETITION Z2000-005
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF CONGRESS VENTURE TWO, INC.
BY KILDAY & ASSOCIATES, INC., AGENT
(CONGRESS BUSINESS PARK)

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 Z2000-005 was presented to the Board of County Commissioners at a public hearing conducted on May 25, 2000; 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 **Z2000-005**, the petition of Congress Venture Two, Inc., by Kilday & Associates, Inc., agent, for an OFFICIALZONING MAPAMENDMENT(REZONING)from the Neighborhood Commercial (CN) and Residential Medium Density (RM) 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 May 25, 2000.

Commissioner Marcus 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:

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

The Chair thereupon declared that the resolution was duly passed and adopted on May 25, 2000.

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: 3 [Signature]
DEPUTY CLERK

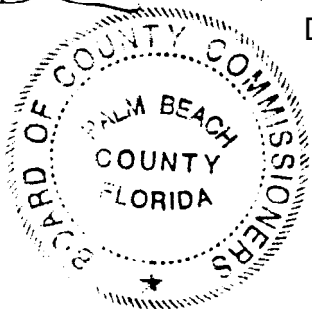


EXHIBIT A

LEGAL DESCRIPTION

Beginning at a point on the Westerly boundary of Section 29, Township 43 South, Range 43 East, which point is 2715.77 feet North of the Southerly boundary of Section 29; Thence, Easterly a distance of 660 feet to a point; Thence, Southerly parallel, or nearly so, with the Westerly boundary of the section line 330 feet; Thence, Westerly parallel, or nearly so, with the Southerly boundary line of Section 29, 660 feet to the said Westerly line of Section 29; Thence, Northerly along said Westerly line 330 feet to the POINT OF BEGINNING.

LESS, the South 125 feet thereof, of the aforescribed parcel, LESS the right of way of Canal C-22, formerly known as Lateral Ditch No.2 and LESS lands conveyed to Palm Beach County in Special Warranty Deed recorded in Official Records Book 1342, Page 84 and LESS lands conveyed to the State Road Department of the State of Florida in Warranty Deed recorded in Deed Book 681, Page 354.

ALSO, being described as: A parcel of land in the Southwest quarter of Section 29, Township 43 South, Range 43 East; said parcel being specifically described as follows:

Begin at a point being the intersection of the Easterly right of way line of Congress Avenue, as recorded in Road Book 3, Pages 174-176, inclusive, public records, Palm Beach County, Florida, with the southerly right of way line of the C-22 Canal (formerly known as the L-2 Canal), as recorded in Road Book 5, Page 82, public records, Palm Beach County, Florida; Thence, bear North **89°49'41"** East, along said Southerly right of way line of the C-22 Canal, a distance of 610.00 feet; Thence, South **00°00'00"** West, along a line parallel with the West line of the Southwest quarter of said Section 29, a distance of 162.86 feet; Thence, South **89°49'41"** West, along a line parallel with the Southerly right of way line of the aforesaid C-22 Canal, a distance of 607.95 feet to a point on the aforesaid Easterly right of way line of Congress Avenue; said point being on a curve concave to the East; said curve having a radius of 5679.60 feet and a central angle of **01°32'19"**; Thence, Northerly, along said Easterly right of way line and the arc of said curve, a distance of 152.52 feet to the point of tangency; Thence, North **00°00'00"** East, along said Easterly right of way line, a distance of 10.35 feet to a point on the aforesaid Southerly right of way line of the C-22 Canal and the **POINT OF BEGINNING**.

Containing: 2.287 acres more or less

EXHIBIT B

VICINITY SKETCH

