

RESOLUTION NO. R-2001- 1667

RESOLUTION APPROVING ZONING PETITION PDD1992-023(C)  
OFFICIAL ZONING MAP AMENDMENT  
TO A PLANNED DEVELOPMENT DISTRICT (PDD)  
PETITION OF PBC BCC  
BY WARREN H. NEWELL, CHAIRMAN, AGENT  
(BMC)

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 PDD1992-023(C) was presented to the Board of County Commissioners at a public hearing conducted on October 2, 2001; 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) with approved conditions 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) with approved conditions 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) with approved conditions 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) with approved conditions is consistent with the requirements of all other applicable local land development regulations.

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 PDD1992-023(C), the petition of PBC BCC by Warren H. Newell, Chairman, agent, for an Official Zoning Map Amendment (PDD) from Commercial (Golfview) to Multiple Use Planned Development (MUPD) 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 October 2, 2001.

Commissioner Masilotti moved for the approval of the Resolution.

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

Warren H. Newell, Chairman	-	Aye
Carol A. Roberts, Vice Chair	-	Aye
Karen T. Marcus	-	Aye
Mary McCarty	-	Aye
Burt Aaronson	-	Aye
Tony Masilotti	-	Aye
Addie L. Greene	-	Aye

The Chair thereupon declared that the resolution was duly passed and adopted on October 2, 2001.

Filed with the Clerk of the Board of County Commissioners on 2 day of October, 2001.

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

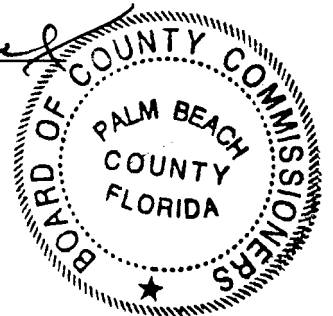


EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25, THENCE NORTH  $01^{\circ}45'32''$  EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, SAID LINE ALSO BEING THE CENTERLINE OF MILITARY TRAIL, A DISTANCE OF 281.00 FEET; THENCE SOUTH  $88^{\circ}07'13''$  EAST, A DISTANCE OF 73.50 FEET TO THE EXISTING EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AS RECORDED IN OFFICIAL RECORD BOOK 11390, PAGE 1364 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $88^{\circ}07'13''$  EAST, A DISTANCE OF 398.10 FEET TO THE NORTHWEST CORNER OF LOT 1, PLAT OF CENTRAL BANK AS RECORDED IN PLAT BOOK 32, PAGE 145 OF SAID PUBLIC RECORDS; THENCE NORTH  $01^{\circ}51'50''$  EAST ALONG THE WESTERLY LINE OF SAID PLAT, A DISTANCE OF 393.22 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH  $88^{\circ}19'51''$  EAST ALONG THE NORTHERLY LINE OF SAID PLAT, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT, SAID CORNER LYING ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH  $01^{\circ}51'50''$  WEST ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 609.73 FEET TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD AS RECORDED IN ROAD PLAT BOOK 4, PAGE 206 OF SAID PUBLIC RECORDS, ALSO BEING THE ARC OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 901.93 FEET (A RADIAL LINE FROM SAID POINT BEARS NORTH  $07^{\circ}27'54''$  WEST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $04^{\circ}06'43''$ , AN ARC DISTANCE OF 64.73 FEET TO A NON-TANGENT LINE BEING THE EXISTING NORTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD AS RECORDED IN OFFICIAL RECORD BOOK 11390, PAGES 1364, 1371, 1378, & 1385 OF SAID PUBLIC RECORDS (THE NEXT FOUR COURSE FOLLOW SAID RIGHT-OF-WAY); THENCE NORTH  $75^{\circ}28'23''$  WEST, A DISTANCE OF 51.67 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 887.43 FEET (A RADIAL LINE FROM SAID POINT BEARS NORTH  $00^{\circ}10'36''$  WEST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $02^{\circ}02'38''$ , AN ARC DISTANCE OF 31.66 FEET TO THE POINT OF TANGENCY; THENCE NORTH  $88^{\circ}07'58''$  WEST ALONG SAID TANGENT LINE, A DISTANCE OF 423.52 FEET; THENCE NORTH  $43^{\circ}11'13''$  WEST, A DISTANCE OF 39.53 FEET TO SAID EAST RIGHT-OF-WAY OF MILITARY TRAIL; THENCE NORTH  $01^{\circ}45'32''$  EAST ALONG SAID LINE LYING 73.50 FEET EAST OF (AS MEASURED AT RIGHT ANGLE TO) AND PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 185.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4.7418 ACRES MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

