

RESOLUTION NO. R-93- 1200

RESOLUTION APPROVING ZONING PETITION Z93-30  
OFFICIAL ZONING MAP AMENDMENT (REZONING)  
PETITION OF JIM AND ELSIE HIGGINS

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 Land Development Code (Ordinance 92-20), have been satisfied; and

WHEREAS, Zoning Petition Z93-30 was presented to the Board of County Commissioners at a public hearing conducted on September 23, 1993; 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 Land Development Code;
3. This official zoning map amendment (rezoning) is compatible with surrounding uses and zones, as defined in the Palm Beach County 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) of the Palm Beach County Land Development Code, Ordinance 92-20; 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 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 293-30, the petition of JIM & ELSIE HIGGINS **for** a 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 September 23, 1993, 1993, subject to the voluntary commitments described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Aaronson moved for the approval of the Resolution.

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

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

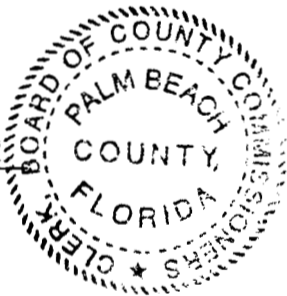
The Chair thereupon declared that the resolution was duly passed and adopted this 23th day of September, 1993.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

BY: [Signature]  
COUNTY ATTORNEY

BY: [Signature]  
DEPUTY CLERK



DESCRIPTION OF PARENT PARCEL OF LAND LOCATED  
WITHIN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST

THE EAST HALF OF THE NORTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, LESS THE NORTH  
40 FEET THEREOF.

CONTAINING 4.91 ACRES MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS  
AND RIGHTS OF WAY.

NOTE: SEE SURVEY DRAWING, JOB NUMBER 93-604, DATED 6/11/93  
FOR SURVEY INFORMATION AND OTHER DATA.



DESCRIPTION OF PARCEL OWNED BY JIM HIGGINS

EXHIBIT "A"

ADDRESS: 5650 MELALEUCA LANE  
LAKE WORTH, FL. 33463


Property lies within a Flood Zone R as per National Flood Insurance Program Rate Map 120192 0175 B

I HEREBY CERTIFY THAT THE DESCRIPTION HEREON WAS  
PERFORMED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOW-  
LEDGE AND BELIEF IT COMPLIES WITH THE MINIMUM TECHNICAL STAND-  
ARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN  
CHAPTER 21 HH-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027, FLORIDA STATUTES.

 **DEAN SURVEYING  
& DRAFTING**   
THE MEASURING LINE SHALL GO FORTH - JER. 31:39

P.O. BOX 10642  
RIVIERA BEACH, FL. 33419  
3970 R.C.A. BLVD. SUITE 7004, PALM BEACH GARDENS, FL.  
33410  
TEL 8740

NOTE:  
This drawing is not valid without  
embossed seal of Surveyor.  
Survey is based upon description  
as furnished by client. Only filed  
plot data is shown, unless stated  
otherwise.



RICHARD N. DEAN  
Professional Land Surveyor  
Florida Certificate No. 4406

|              |                   |
|--------------|-------------------|
| Field: rnd   | Date: 7/27/93 80  |
| Drawn: rnd   | Scale: as noted   |
| Sheet 1 of 1 | Job No: 93-604-02 |



**EXHIBIT C**

**VOLUNTARY COMMITMENTS**

**E. ENGINEERING**

1. The Developer shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists **or** as it may from time to time be amended. The Fair Share Fee **for** this project presently at the time **of** the Building Permit is **\$1,650.00** (10 trips x \$165.00 per trip) (IMPACT FEE COORDINATOR).