

RESOLUTION NO. R-94- 356

RESOLUTION APPROVING ZONING PETITION 277-13(L)
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF LENAR HOMES, INC.

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 277-13(L) was presented to the Board of County Commissioners at a public hearing conducted on March 24, 1994; 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 277-13(L), the petition of Lenar Homes, Inc. for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Agricultural Residential (AR) ZONING DISTRICT to the Residential Transitional Suburban (RTS) 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 March, 24 1994.

Commissioner Newell moved for the approval of the Resolution.

The motion was seconded by Commissioner Marcus 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	--	AYe

The Chair thereupon declared that the resolution was duly passed and adopted this 24th day of March, 1994.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: *Andrew Altier*
COUNTY ATTORNEY

BY: *Jina M. Blair*
DEPUTY CLERK

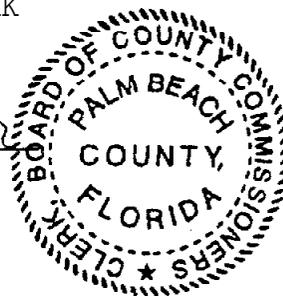


EXHIBIT A
LEGAL DESCRIPTION



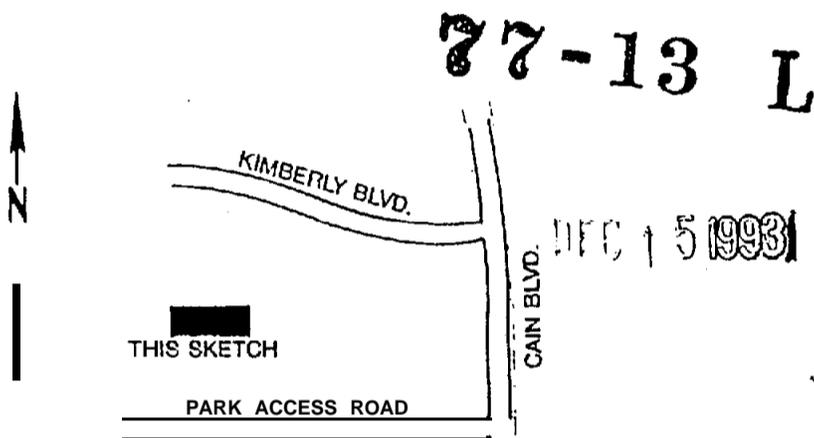
CARWAHAW-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND DEVELOPMENT CONSULTANTS

SURVEYORS

PLANNERS

6191 West Atlantic Blvd. (305) 972-3959 (FAX) 972-4176 Mm-gate, Florida 33063

NOT A SURVEY
(SKETCH AND LEGAL DESCRIPTION)



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

ALL OF TRACT 32 AND THE ADJACENT 15.00 FOOT RIGHTS OF WAY THEREOF IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, AS SHOWN ON THE PLAT ENTITLED "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2" AS RECORDED IN PLAT BOOK 1 AT PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 10.010 ACRES, MORE OR LESS.

NOTES

01. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
02. THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR & ASSOCIATES, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.
03. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE UNDERSIGNED FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS OF RECORD.
04. DATE SHOWN HEREON WAS COPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
05. BEARINGS BASED ON THE NORTHERLY BOUNDARY OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING NORTH 89°45'04" EAST, ACCORDING TO STATE PLANE COORDINATES AS ESTABLISHED BY PALM BEACH COUNTY, FLORIDA.

H:\WP51\DATA\KF06B\TR32.JSH

JOB NO. 870808 Z	DWG. BY: DL	SCALE: N/A	TRACT 32
FILE NO. BOCA ISLES O/A	CK'D. By: [Signature]	DATE: 11-Z-93	SHEET 1 OF 2 SHEETS

EXHIBIT A
LEGAL DESCRIPTION

334129

ABBREVIATION

- A ■ ARC LENGTH
- L ■ CENTERLINE
- △ ■ CENTRAL ANGLE
- D.E. -- DRAINAGE EASEMENT
- F.D.Q.T. ■ FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. ■ OFFICIAL RECORD BOOK
- PC ■ PAGE
- P.B.C.R. ■ PALM BEACH COUNTY RECORDS
- P.B. ■ PLAT BOOK
- P.O.B. ■ POINT OF BEGINNING
- P.O.C. ■ POINT OF COMMENCEMENT
- R/W ■ RIGHT-OF-WAY
- SEC ■ SECTION

DATE OF LAST FIELD WORK: NOT A SURVEY .

SURVEYOR'S CERTIFICATION

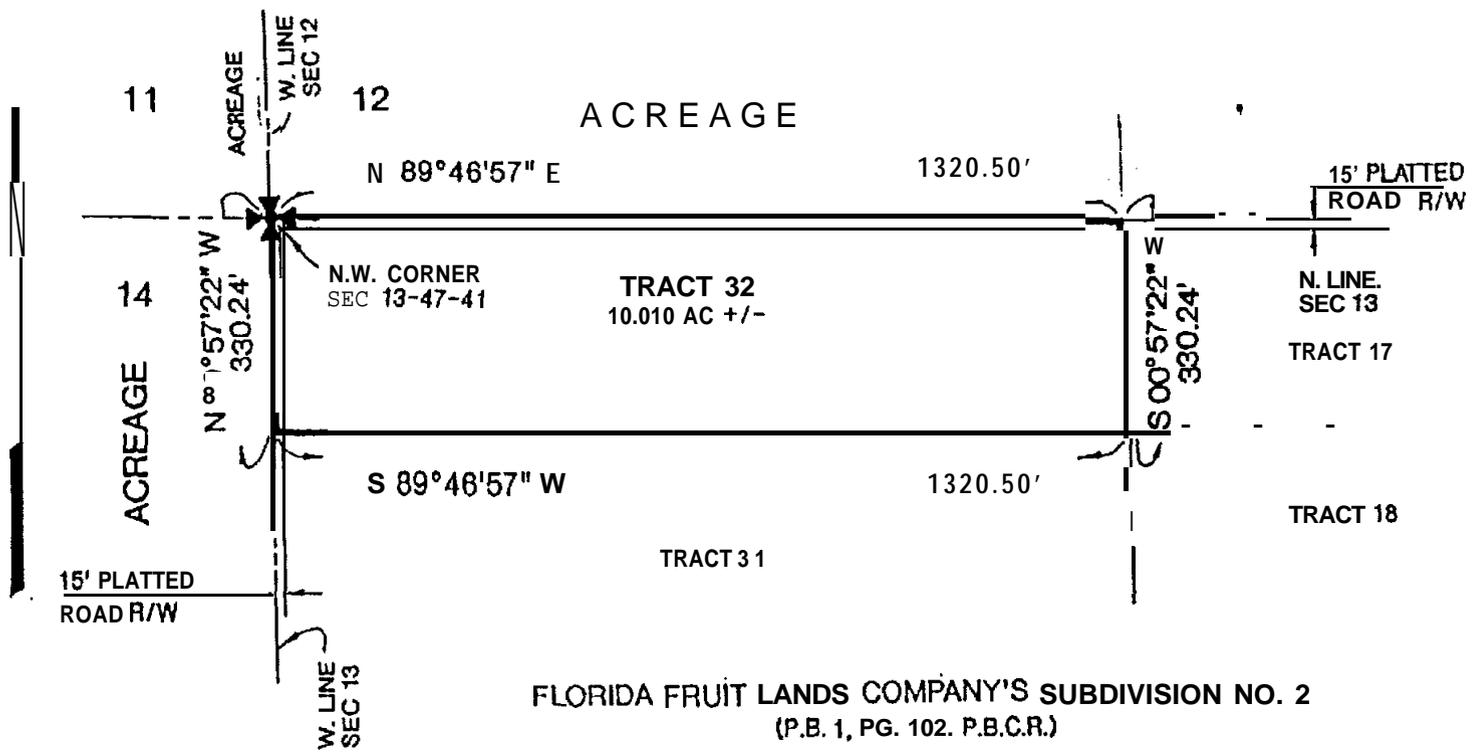
I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON COMPLIES WITH MINIMUM STANDARDS FOR DESCRIPTIONS AS CONTAINED IN CHAPTER 21HH, FMRIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

[Handwritten Signature] *11/2/93*

JAMES LAWRENCE HAGER
PROFESSIONAL MD SURVEYOR
FLORIDA REGISTRATION NO. 5253

DATE OF SIGNATURE

SKETCH OF LEGAL DESCRIPTION



FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2
(P.B. 1, PG. 102. P.B.C.R.)

JOB NO. 870808 Z	DWG. BY: DL	SCALE: 1" = 300'	TRACT 32
FILE NO. BOCAISLES O/A	CK'D. BY: <i>[Signature]</i>	DATE: 11-2-83	SHEET 2 OF 2 SHEETS

EXHIBIT B
VICINITY SKETCH
(1 of 2)

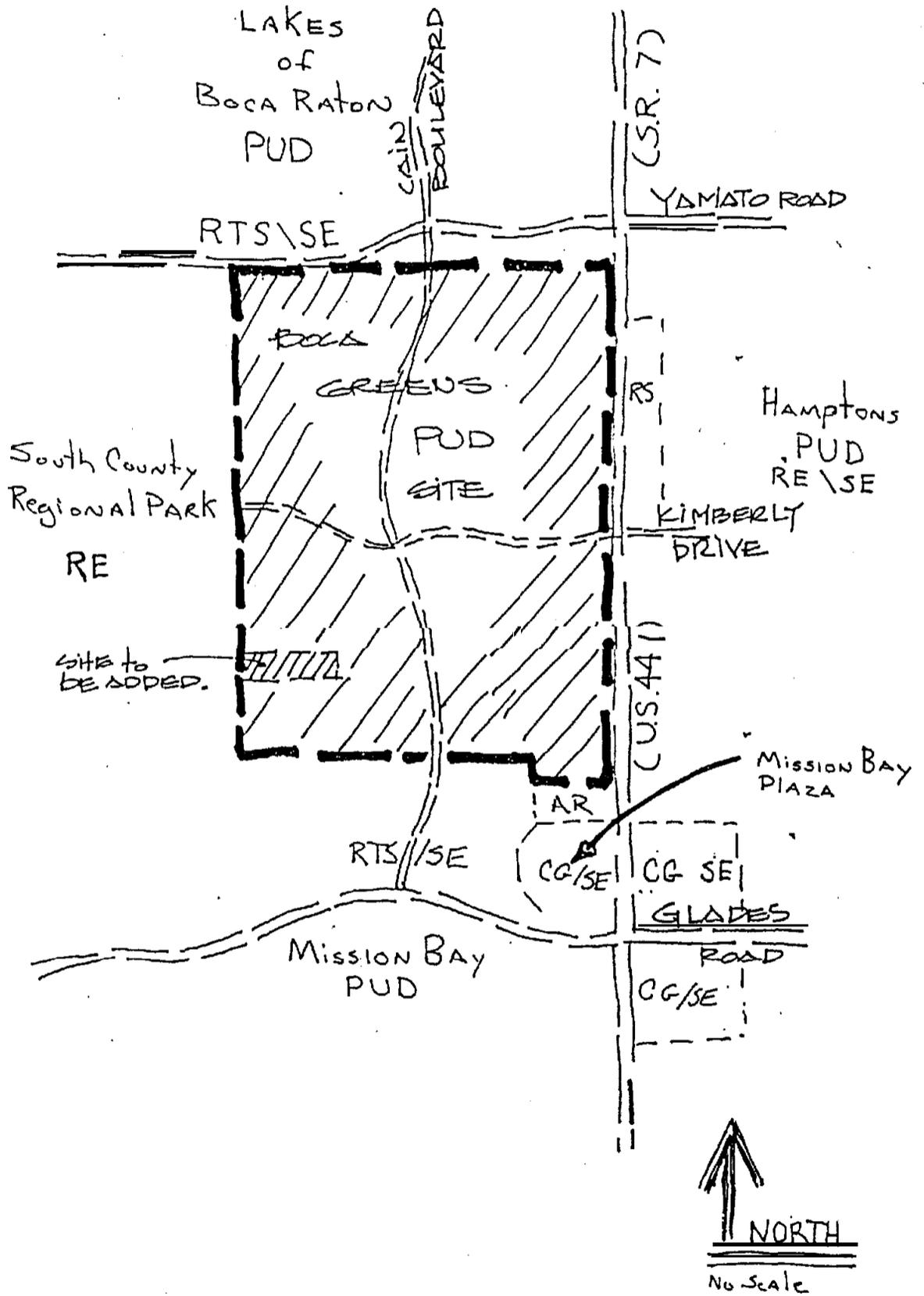


EXHIBIT B
VICINITY SKETCH

(2 of 2)

