

RESOLUTION NO. R-95- 279

RESOLUTION APPROVING ZONING PETITION 294-56
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF RONALD S. WOODS, TRUSTEE

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 294-56 was presented to the Board of County Commissioners at a public hearing conducted on February 23, 1995; 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) of the Palm Beach County Unified 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.

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR SITE TECH SERVICES

Tract No. 69 of **JUPITER FARMS AND GROVES**, a subdivision of Palm Beach County, Florida, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 9, Page 76.

PLUS THE FOLLOWING DESCRIBED PARCEL:

That portion of Section 1, Township 41 South, Range 41 East, Palm Beach County, Florida, more particularly described as follows: Commencing at the Southwest corner of Section 1, Township 41 South, Range 41 East, Palm Beach County, Florida; thence N. 2" 00' 42" E. along the West line of the Southwest quarter of said Section 1 (the West line of the Southwest quarter of said Section 1 is assumed to bear N. 2" 00' 42" E. and all other bearings are relative thereto), a distance of 1314.21 feet to a point on the South line of Lot 39, according to the Unrecorded Plat of Wildwood Acres, on file in the Office of Teddy O. Potter and Associates, dated January 4, 1973; thence S. 89° 55' 01" E. along the South lines of Lots 39, 38, 31 and 30 of said Wildwood Acres, a distance of 1306.45 feet to a point on the East line of Tract 69, according to the Plat of Jupiter Farms and Groves, as recorded in Plat Book 9, Page 76, Public Records of Palm Beach County, Florida, and the POINT OF BEGINNING of the hereinafter described parcel; thence continue S. 89° 55' 01" E., a distance of 19.33 feet to the Northwest corner of Lot 22 of said Wildwood Acres; thence S. 2" 02' 13" W., along the West lines of Lots 22, 8 and 7 of said Wildwood Acres, a distance of 1313.31 feet to a point on the South line of the Southwest quarter of said Section 1; thence continue N. 89° 57' 24" W., along the South line of the Southwest quarter of said Section 1, a distance of 18.51 feet to a point on the Southerly prolongation of the East line of said Tract 69; thence N. 2" 00' 05" E., along the Southerly prolongation of the East line of said Tract 69, a distance of 25.42 feet to the Southeast corner of said Tract 69; thence continue N. 2" 00' 05" E., along the East line of said Tract 69, a distance of 1287.88 feet to the POINT OF BEGINNING, containing in all 0.57 acres, more or less.

LESS THE FOLLOWING DESCRIBED PORTION OF THE ABOVE DESCRIBED PROPERTY.

That portion of Tract 69, according to the Plat of JUPITER FARMS AND GROVES, as recorded in Plat Book 9, Page 76, Public Records of Palm Beach County, Florida, being more particularly described as follows: Commencing at the Southwest corner of Section 1, Township 41 South, Range 41 East, Palm Beach County, Florida; thence N. 2" 00' 42" E., along the West line of the Southwest quarter of said Section 1 (the West line of the Southwest quarter of said Section 1 is assumed to bear N. 2" 00' 42" E. and all other bearings are relative thereto), a distance of 1314.21 feet to a point on the South line of Lot 39, according to the Unrecorded Plat of Wildwood Acres, on file in the office of Teddy O. Potter and Associates, dated January 4, 1973; thence S. 89° 55' 01" E., along the South line of said Lot 39 of Wildwood Acres a distance of 1.49 feet to a point on the West line of said Tract 69 and the POINT OF BEGINNING of the hereinafter described parcel; thence continue S. 89° 55' 01" E., along the South lines of Lots 39, 38, 31 and 30 of said Wildwood Acres, a distance of 1304.96 feet to a point on the East line of said Tract 69; thence N. 2" 00' 05" E., along the East line of said Tract 69, a distance of 27.12 feet to the Northeast corner of said Tract 69; thence N. 89° 53' 29" W., along the North line of said Tract 69, a distance of 1304.94 feet to the Northwest corner of said Tract 69; thence S. 2" 00' 05" West along the West line of said Tract 69, a distance of 27.71 feet to the POINT OF BEGINNING and containing in all 0.82 acres, more or less.

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 294-56, the petition of Ronald S. Woods, Trustee, for a OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Residential Estates (RE) ZONING DISTRICT to the Agricultural Residential (AR) 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 23, 1995.

Commissioner Marcus moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted this 23rd day of February, 1995.

APPROVED AS TO FORM
AND LEGAL, SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY:


COUNTY ATTORNEY

BY:

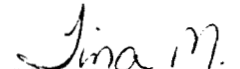

DEPUTY CLERK



EXHIBIT B
VICINITY SKETCH

