

RESOLUTION NO. R-95- 1321.2

RESOLUTION APPROVING ZONING PETITION Z95-47  
OFFICIAL ZONING MAP AMENDMENT (REZONING)  
PETITION OF ADRIAN R. VERZAAL, SR.  
BY TIMOTHY BASCOMBE AND BRADLEY MILLER, AGENTS

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 295-47 was presented to the Board of County Commissioners at a public hearing conducted on September 28, 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.

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 Z95-47, the petition of Adrian R. Verzaal, Sr. for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Agricultural/Residential (AR) Zoning District to the Residential Transitional Urban (RTU) 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 28, 1995.

Commissioner Roberts moved for the approval of the Resolution.

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

Ken Foster, Chair	--	Absent
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 28th day of September, 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 A  
LEGAL DESCRIPTION

DESCRIPTION:

PARCEL 1

**EAST** A PARCEL OF LAND SITUATE IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST ONE-HALF (E. 112) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4), LESS AND EXCEPTING THE NORTH 8.00 FEET THEREOF, AND THE SOUTH 2.00 FEET OF THE NORTH 10.00 FEET OF THE EAST 169.16 FEET THEREOF, AND THE WEST 60.00 FEET THEREOF.

LESS AND EXCEPT:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 114) OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 01°53'42" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 10.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°11'04" WEST ALONG THE EXISTING RIGHT OF WAY LINE OF FLAVOR-PICT ROAD PER ROAD PLAY BOOK 3, PAGE 59, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, 169.19 FEET TO A FOW ON THE WEST LINE OF THE EAST 169.16 FEET OF THE SOUTHWEST QUARTER (S.W. 114) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 2; THENCE CONTINUE SOUTH 89°11'04" WEST 0.42 FEET; THENCE NORTH 00°48'56" WEST, 2.0 FEET; THENCE SOUTH 89°11'04" WEST AGAIN ON THE EXISTING SOUTH RIGHT OF WAY LINE OF FLAVOR-PICT ROAD REFERENCED ABOVE, 103.11 FEET TO THE EAST LINE OF THE WEST 60.0 FEET OF THE EAST HALF OF SAID NORTHEAST QUARTER (N.E. 114) OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 01°49'16" EAST ALONG SAID EAST LINE 31.52 FEET TO THE PROPOSED SOUTH RIGHT OF WAY LINE OF FLAVOR-PICT ROAD; THENCE NORTH 89°58'09" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 103.58 FEET TO THE WEST LINE OF THE EAST 169.16 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE CONTINUE NORTH 89°58'09" EAST ALONG THE PROPOSED RIGHT OF WAY LINE, 162.02 FEET TO A POINT; THENCE NORTH 89°11'04" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND 43.16 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER (S.W. 114) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 2, 7.23 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 01°53'42" WEST ALONG SAID EAST LINE, 33.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND SITUATE IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 123.87 FEET OF THE NORTHWEST ONE-QUARTER (N.W. 114) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 114), LESS AND EXCEPTING THE NORTH 10.00 FEET THEREOF.

LESS AND EXCEPT:

THE SOUTH 33.16 FEET OF THE NORTH 43.16 FEET OF THE WEST 123.87 FEET OF THE SOUTHEAST ONE-QUARTER (S.E. 114) OF SAID SOUTHEAST QUARTER OF SAID SECTION 2;

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 249,362 SQUARE FEET, OR 5.725 ACRES, MORE OR LESS.

95.47

EXHIBIT B

VICINITY SKETCH

