

RESOLUTION NO. R-96-1951

RESOLUTION APPROVING ZONING PETITION Z96-61
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF NOAH DEVELOPMENT INC.
BY JOHN BROWN, AGENT
(GLADES PIONEER TERRACE)

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 public hearing requirements, as provided for in Article 5 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 92-20, as amended), have been satisfied; and

WHEREAS, Zoning Petition Z96-61 was presented to the Board of County Commissioners at a public hearing conducted on December 2, 1996; 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 Standards) of the Palm Beach County Unified Land Development Code; 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 Z96-61, the petition of NOAH Development Inc., by John Brown, agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Agricultural Residential (AR) Zoning District to the Residential High Density (RH) 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 December 2, 1996.

Commissioner Foster 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:

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

The Chair thereupon declared that the resolution was duly passed and adopted on December 2, 1996.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: *Robert Allen*
COUNTY ATTORNEY

BY: *Joan Haverly*
DEPUTY CLERK

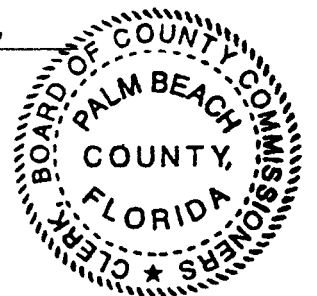


EXHIBIT A

LEGAL DESCRIPTION

DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (1/4) OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

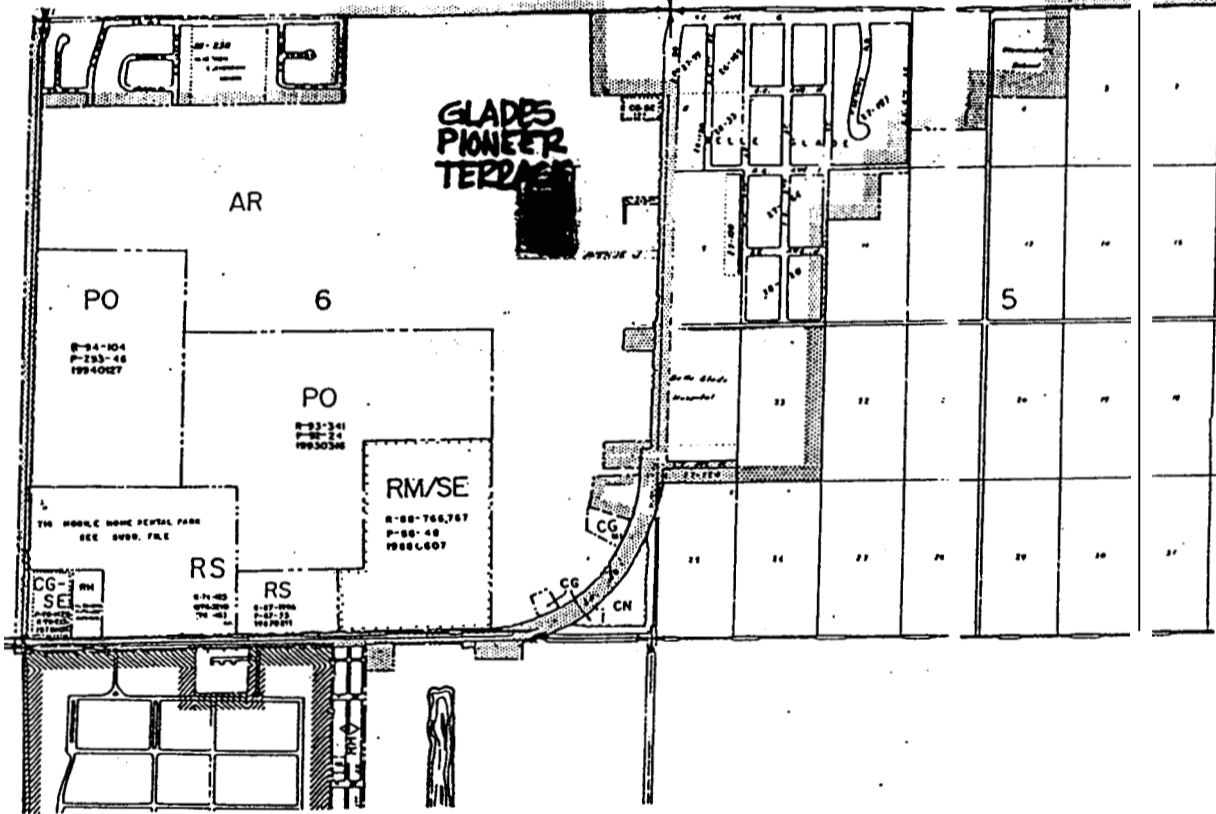
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE TO THE EAST LINE OF SAID SECTION 6, S01°25'28"W FOR ~~879.77~~ FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SAID NORTHEAST QUARTER (1/4); THENCE ALONG THE NORTH LINE OF THE SOUTH ONE-QUARTER (1/4) OF THE SAID NORTHEAST QUARTER (1/4), S89°47'57"W FOR 74.76 FEET TO THE WEST RIGHT-OF-WAY OF STATE ROAD 00 AND TO THE SOUTH BOUNDARY OF A PARCEL OF LAND DESCRIBED IN EXHIBIT "A" OF A WARRANTY DEED TO THE CITY OF BELLE GLADE RECORDED IN OFFICIAL RECORD BOOK 5693, PAGES 83 THROUGH 05, PALM BEACH COUNTY FLORIDA PUBLIC RECORDS; THENCE CONTINUE ALONG SAID NORTH LINE OF THE SOUTH ONE-QUARTER (1/4) AND ALONG SAID SOUTH BOUNDARY, S89°47'57"W FOR 504.64 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SAID NORTHEAST QUARTER (1/4); THENCE ALONG THE EAST LINE OF THE WEST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER, CONTINUING ALONG SAID SOUTH BOUNDARY, N01°26'21"E FOR 1.00 FOOT; THENCE PARALLEL WITH THE SAID NORTH LINE OF THE SOUTH ONE-QUARTER (1/4) OF THE NORTHEAST QUARTER, CONTINUING ALONG SAID SOUTH BOUNDARY, S89°47'57"W FOR 659.40 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER (1/4) OF THE SAID NORTHEAST QUARTER; THENCE DEPARTING SAID SOUTH BOUNDARY, CONTINUE N00°45'21"W FOR 80.00 FEET TO A LINE LYING 81.00 FEET NORTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE SOUTH ONE QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4); THENCE ALONG SAID PARALLEL LINE N89°47'57"E FOR 72.00 FEET TO THE POINT OF BEGINNING,

THENCE CONTINUE ALONG SAID PARALLEL LINE N89°47'57"E FOR 424.05 FEET TO A LINE LYING 750.00 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY OF STATE ROAD 80; THENCE ALONG SAID PARALLEL LINE, N01°29'33"E FOR 695.70 FEET TO A LINE LYING 776.70 FEET NORTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE SOUTH ONE-QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4); THENCE ALONG SAID PARALLEL LINE, ~~S89°47'57"W~~ FOR 452.14 FEET TO A POINT; THENCE LEAVING SAID PARALLEL LINE S00°45'21"E FOR 695.42 FEET TO THE POINT OF BEGINNING,

BEARING BASIS: S01°25'28"W ALONG THE EAST LINE OF SECTION 6.
AREA: 7.0001 ACRES, MORE OR LESS.

EXHIBIT B

PALM BEACH COUNTY
VICINITY SKETCH/ZONING



Petition Number: 96-1

Zoning Quad Page _____

Date: 11/1/96



NORTH