

RESOLUTION APPROVING ZONING PETITION PDD96-107(C)
OFFICIAL ZONING MAP AMENDMENT
TO A PLANNED DEVELOPMENT DISTRICT (PDD)
PETITION OF CRISTAL - MIZNERS PRESERVE LTD. PARTNERSHIP & LECHATEAU-
MIZNER'S PRESERVE LTD. PARTNERSHIP AND N. MARBURY EFIMENCO TR.
BY ROBERT BENTZ, AGENT
(WILLIAM'S TRACE PUD (AKA MIZNERS PRESERVE))

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 PDD96-107(C) was presented to the Board of County Commissioners at a public hearing conducted on March 29, 1999; 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) with approved conditions 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) with approved conditions 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) with approved conditions 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) with approved conditions 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 PDD96-107(C), the petition of Cristal - Mizner's Preserve Ltd. Partnership & LeChateau - Mizner's Preserve Ltd. Partnership and N. Marbury Efimenco Tr. by Robert Bentz, agent, for an Official Zoning Map Amendment (Z) to Planned Development District (PDD) to rezone from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) 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 29, 1999, subject to the conditions of approval described in EXHIBIT C of DOA96-107C.

Commissioner Marcus moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted on March 29, 1999.

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

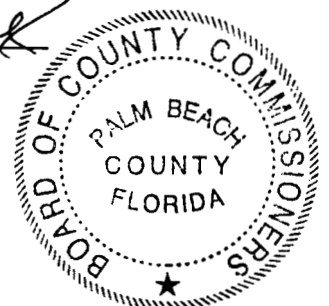


EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT AS ESTABLISHED BY THE PALM BEACH COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS SURVEY SECTION; THENCE SOUTH 00° 34' 55" EAST, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER AS ESTABLISHED BY SAID PALM BEACH COUNTY SURVEY SECTION, A DISTANCE OF 1361.36 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 27, AS SAID SECTION 27 WAS ESTABLISHED BY E. ELLIOT GROSS AND IN USE; THENCE NORTH 89° 21' 24" EAST, ALONG SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 27, A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOG/CARTER ROAD ACCORDING TO OFFICIAL RECORD BOOK 5833, PAGE 999 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S00°34'55"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 680.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°34'55"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 680.69 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 27, AS SAID SECTION WAS ESTABLISHED BY E. ELLIOT GROSS AND IN USE; THENCE N89° 22'35"E ALONG SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 933.42 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 27, AS SAID SECTION 27 WAS ESTABLISHED BY E. ELLIOT GROSS AND IN USE; THENCE NORTH 00° 19' 27" WEST ALONG THE LAST DESCRIBED WEST LINE, A DISTANCE OF 680.86 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 27, AS SAID SECTION 27 WAS ESTABLISHED BY E. ELLIOT GROSS AND IN USE; THENCE SOUTH 89° 21' 59" WEST ALONG THE LAST DESCRIBED SOUTH LINE, A DISTANCE OF 936.49 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS THE WEST THREE QUARTER OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS; A PARCEL OF LAND SITUATE IN SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTH LINE OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 27;

ON THE EAST BY A LINE WHICH IS 60.00 FEET EAST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27, WHICH BEARS S00°34'55"E ALONG A GRID BEARING FROM THE NORTH QUARTER CORNER OF SAID SECTION 27, SAID QUARTER CORNER HAVING A PALM BEACH COUNTY COORDINATE VALUE OF 779191.667 EAST AND 766057.256 NORTH;

ON THE SOUTH BY THE SOUTH LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 27;

ON THE WEST BY THE EAST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1254, PAGE 412, SAID EAST LINE BEING THE EAST RIGHT-OF-WAY LINE FOR JOG CARTER ROAD WHICH IS 50.00 FEET EAST OF AND PARALLEL WITH A LINE WHICH BEARS S00°17'35"E ALONG A GRID BEARING FROM THE NORTH QUARTER CORNER OF SAID SECTION 27, SAID QUARTER CORNER HAVING A PALM BEACH COUNTY COORDINATE VALUE OF 779191.667 EAST AND 766057.256 NORTH.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 636,491 SQUARE FEET / 14.6118 ACRES, MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

