

RESOLUTION NO. R-2014- 0208

RESOLUTION APPROVING ZONING APPLICATION SV/Z/CA-2012-03112  
(CONTROL NO. 1975-00145)  
an Official Zoning Map Amendment  
APPLICATION OF Scott Freeland  
BY Charles Putman & Associates, AGENT  
(Learning Place Academy)

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;

WHEREAS, the notice and public hearing requirements, as provided for in Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067, as amended), have been satisfied;

WHEREAS, Zoning Application SV/Z/CA-2012-03112 was presented to the Board of County Commissioners at a public hearing conducted on February 27, 2014;

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;

WHEREAS, the, Board of County Commissioners pursuant to Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067, as amended) is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS hereby incorporates by reference the Findings of Fact in the staff report addressing the standards contained in Article 2.B.1.B; and,

WHEREAS, Article 2.A.1.K.3.b (Action by BCC) 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 Application SV/Z/CA-2012-03112, the application of Scott Freeland, by Charles Putman & Associates, agent, for an Official Zoning Map Amendment to allow the rezoning from the Single Family Residential (RS) Zoning District to the Residential Transitional (RT) 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 27, 2014.

Commissioner Abrams moved for the approval of the Resolution.

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

Commissioner Priscilla A. Taylor, Mayor	-	Aye
Commissioner Paulette Burdick, Vice Mayor	-	Aye
Commissioner Hal R. Valeche	-	Aye
Commissioner Shelley Vana	-	Aye
Commissioner Steven L. Abrams	-	Aye
Commissioner Mary Lou Berger	-	Aye
Commissioner Jess R. Santamaria	-	Absent

The Mayor thereupon declared that the resolution was duly passed and adopted on February 27, 2014.

Filed with the Clerk of the Board of County Commissioners on March 4th, 2014.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

SHARON R. BOCK,  
CLERK & COMPTROLLER

BY:

  
COUNTY ATTORNEY

BY:

  
DEPUTY CLERK & COMPTROLLER



EXHIBIT A

LEGAL DESCRIPTION

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A PORTION OF LOT 8, BLOCK 1, PALM BEACH RANCHES, UNRECORDED, ALSO KNOWN AS A PORTION OF THE SOUTH  $\frac{1}{2}$ , NORTHWEST  $\frac{1}{4}$ , NORTHWEST  $\frac{1}{4}$ , NORTHEAST  $\frac{1}{4}$ , SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST  $\frac{1}{4}$ , NORTHWEST  $\frac{1}{4}$ , NORTHEAST  $\frac{1}{4}$ , SECTION 10. TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUN N 86 24'29"E, ALONG THE SOUTH LINE OF SAID LOT 8 AND THE SOUTH LINE OF SAID NW  $\frac{1}{4}$ , NW  $\frac{1}{4}$ , NE  $\frac{1}{4}$ , SECTION 10 AND THE CENTERLINE OF RANCHES ROAD, A 60 FOOT ROAD RIGHT-OF-WAY, 40.22 FEET TO THE EASTERLY RIGHT-OF-WAY OF JOG ROAD; THENCE RUN N 0 23'38" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 30.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RANCHES ROAD AND THE POINT OF BEGINNING;

THENCE CONTINUE N 0 23'38" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, 193.34 FEET TO A POINT; THENCE RUN N 3 02'32" E, ALONG SAID RIGHT-OF-WAY LINE, 119.47 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 8 AND THE NORTH LINE OF SAID S  $\frac{1}{2}$ , NW  $\frac{1}{4}$ , NW  $\frac{1}{4}$ , NE  $\frac{1}{4}$ ; THENCE RUN N 86 24'29" E, ALONG SAID NORTHERLY LINE OF SAID LOT 8, 156.44 FEET TO A POINT; THENCE RUN S 0 23'38" W, 165.30 FEET (MEASURED AND CALCULATED) (172.40 FEET DEED); THENCE RUN S 86 24'29"W, , 27.18 FEET TO A POINT; THENCE RUN S 0 23'38" W, 147.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RANCHES ROAD; THENCE RUN S 86 24'29" W, ALONG SAID RIGHT-OF-WAY LINE, 134.80 FEET TO THE POINT OF BEGINNING.

THE TOTAL AREA IS 46148.5059 S.F. = 1.0594 AC.

EXHIBIT B  
VICINITY SKETCH

