

RESOLUTION NO. R-2022- 1411

RESOLUTION APPROVING ZONING APPLICATION Z/CA-2022-00828
(CONTROL NO. 1976-00058)
an Official Zoning Map Amendment
APPLICATION OF Jackrbt Farms Inc, Pulte Home Company, LLC
BY Urban Design Studio, AGENT
(JackRBT Property)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapters 125 and 163, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application Z/CA-2022-00828, submitted on behalf of Jackrbt Farms Inc, Pulte Home Company, LLC, by Urban Design Studio, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Residential Estate (RE) Zoning District to the Single Family Residential (RS) Zoning District and for a Class A Conditional Use to allow Zero Lot Line (ZLL), was presented to the Board of County Commissioners at a public hearing conducted on November 28, 2022;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant 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 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for an Official Zoning Map Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC 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 Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC 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 Z/CA-2022-00828, the Application of Jackrbt Farms Inc, Pulte Home Company, LLC, by Urban Design Studio, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Residential Estate (RE) Zoning District to the Single Family Residential (RS) Zoning District on 43.64 acres, on a parcel of land generally described as shown on the

legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on November 28, 2022, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Bernard moved for the approval of the Resolution.

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

Commissioner Gregg K. Weiss, Mayor	- Aye
Commissioner Maria Sachs, Vice Mayor	- Aye
Commissioner Maria G. Marino	- Aye
Commissioner Dave Kerner	- Aye
Commissioner Marci Woodward	- Aye
Commissioner Sara Baxter	- Aye
Commissioner Mack Bernard	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on November 28, 2022.

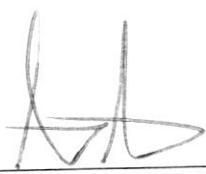
Filed with the Clerk of the Board of County Commissioners on December 2nd, 2022.

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

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACTS 81 THROUGH 88, AND A PORTION OF TRACT 80, BLOCK 43, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL INCLUDING THE NORTHERLY 15.00 FEET OF THE 30 FOOT ROAD, DITCH AND DIKE RESERVATION AREA LYING IMMEDIATELY SOUTH OF AND CONTIGUOUS WITH THE SOUTH LINE OF SAID TRACTS 81 THROUGH 88 AND A PORTION OF TRACT 80, AND ALSO THAT PORTION OF THE ROAD, DITCH AND DIKE RESERVATION AREA LYING BETWEEN SAID TRACTS 80 & 81, SAID PARCEL ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PLAT OF VALENCIA SHORES - PLAT 4, AS RECORDED IN PLAT BOOK 99, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°58'41" EAST ALONG THE NORTH LINE OF SAID PLAT OF VALENCIA SHORES - PLAT 4, SAID COURSE LYING 15.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID TRACTS 73 THROUGH 79 AND A PORTION OF SAID TRACT 80, A DISTANCE OF 2458.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE NORTH 00°59'42" WEST BISECTING A PORTION OF SAID TRACT 80, A DISTANCE OF 673.70 FEET; THENCE NORTH 89°00'17" EAST ALONG THE NORTH LINE OF SAID TRACTS 81 THROUGH 88 AND A PORTION OF SAID TRACT 80, ALSO BEING THE SOUTH LINE OF SAVANNAH ESTATES, AS RECORDED IN PLAT BOOK 95, PAGE 161, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2823.26 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 10295, PAGE 1967, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°08'50" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 672.38 FEET; THENCE SOUTH 88°58'41" WEST ALONG THE NORTH LINE OF SAID PLAT OF VALENCIA SHORES - PLAT 4, SAID COURSE LYING 15.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID TRACTS 81 THROUGH 88 AND A PORTION OF TRACT 80, A DISTANCE OF 2825.04 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 1,900,771 SQUARE FEET/43.6357 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTION 7, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA.

EXHIBIT B
VICINITY SKETCH

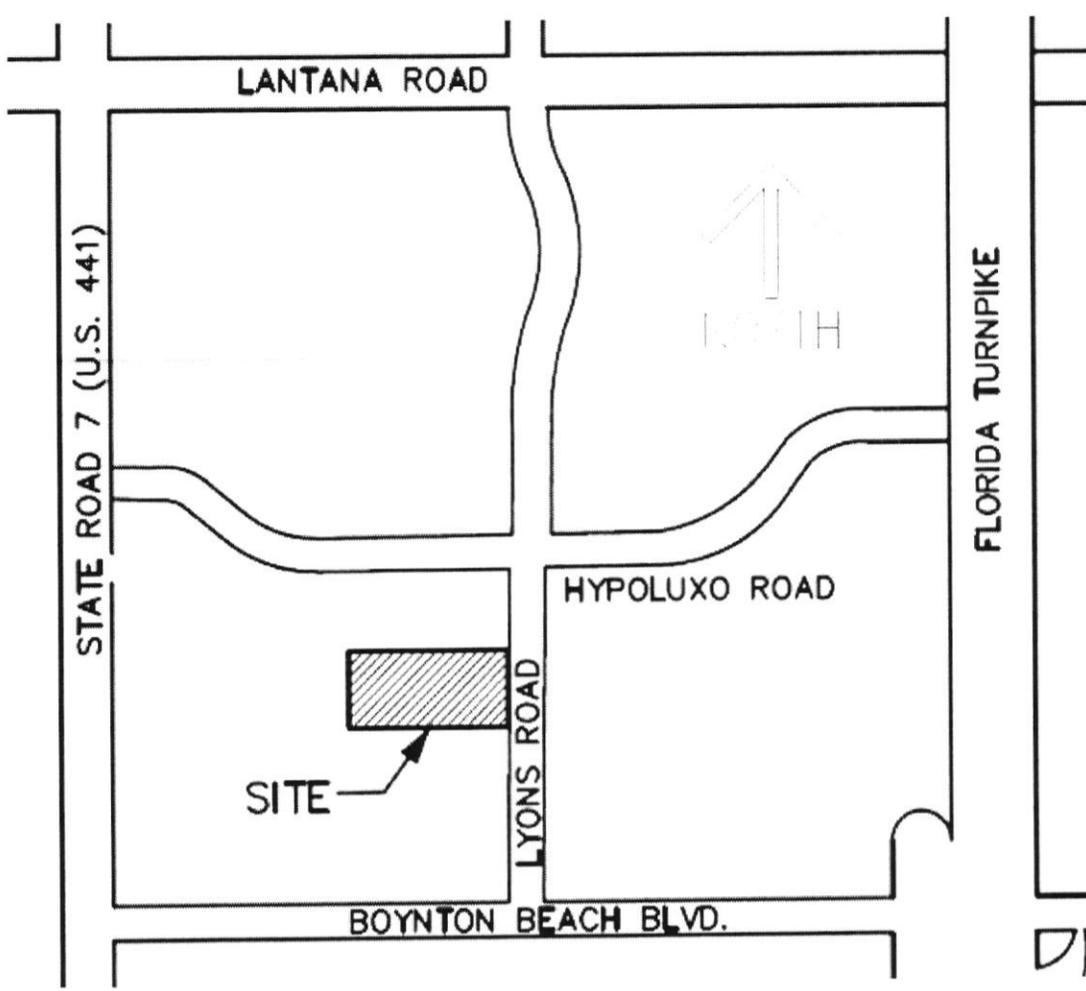


EXHIBIT C
CONDITIONS OF APPROVAL

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.