

RESOLUTION NO. R-2024- 1619

RESOLUTION APPROVING ZONING APPLICATION Z-2024-00932
 (CONTROL NO. 2010-00145)
 an Official Zoning Map Amendment
 APPLICATION OF Elizabeth Mohanty, Jyoti Mohanty
 BY 2GHO, Inc., AGENT
 (Mohanty Residence)

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 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-2024-00932 was presented to the Board of County Commissioners at a public hearing conducted on November 21, 2024;

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:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application Z-2024-00932, the Application of Elizabeth Mohanty, Jyoti Mohanty, by 2GHO, Inc., Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District on 1.32 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 21, 2024, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Baxter moved for the approval of the Resolution.

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

Commissioner Maria G. Marino, Mayor	- Aye
Commissioner Sara Baxter, Vice Mayor	- Aye
Commissioner Gregg K. Weiss	- Aye
Commissioner Joel Flores	- Aye
Commissioner Marci Woodward	- Aye
Commissioner Maria Sachs	- Aye
Commissioner Bobby Powell	-

The Mayor thereupon declared that the resolution was duly passed and adopted on November 21, 2024.

Filed with the Clerk of the Board of County Commissioners on November 21, 2024.

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

THE NORTH 125 FEET OF THE SOUTH 830 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF AND MEASURED ALONG THE WEST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, ACCORDING TO MAP RECORDED IN PLAT BOOK 17, PAGE 5, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, AND LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF PALMWOOD ROAD, AS RECORDED IN ROAD RIGHT-OF-WAY MAP BOOK 2, PAGE 76, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1.103 ACRES MORE OR LESS (upland acreage)

ALSO DESCRIBED AS:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 43 EAST AND PROCEED SOUTH 55 DEGREES 18 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 446.26 FEET TO THE CENTERLINE OF PALMWOOD ROAD, AS DESCRIBED ROAD PLAT BOOK 2, PAGE 72 AND IN DEED BOOK 1036, PAGE 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 08 DEGREES 25 MINUTES 35 SECONDS WEST, PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS SHOWN IN PLAT BOOE 17, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE 830.00 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 50 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, A DISTANCE OF 40.63 FEET TO A POINT 40.00 FEET EASTERLY OF SAID CENTERLINE OF PALMWOOD ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID PALMWOOD ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 18 MINUTES 50 SECONDS EAST, A DISTANCE OF 467.26 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTRACOASTAL WATERWAY; THENCE SOUTH 08 DEGREES 18 MINUTES 58 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY A DISTANCE 125.00 FEET; THENCE NORTH 88 DEGREES 18 MINUTES 50 SECONDS WEST, PARALLEL WITH SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 467.26 FEET TO AFORESAID EASTERLY RIGHT-OF-WAY LINE OF PALMWOOD ROAD; THENCE NORTH 08 DEGREES 25 MINUTES 36 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.320 ACRES MORE OR LESS

BEARING BASE:

BEARINGS ARE BASED ON THE GRID (NAD 83/90) BEARING OF N88°18'50"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

EXHIBIT B
VICINITY SKETCH

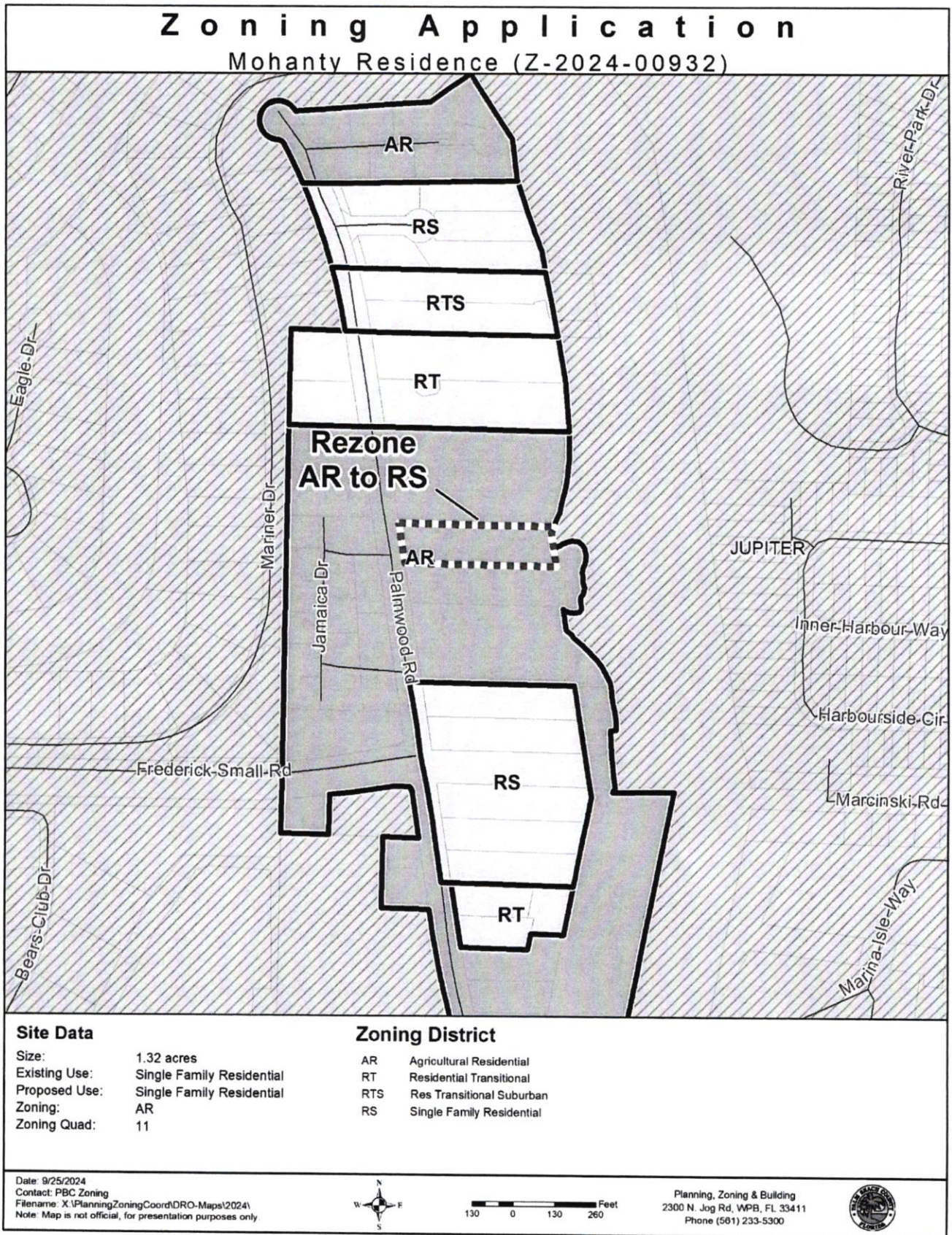


EXHIBIT C

CONDITIONS OF APPROVAL

DISCLOSURE

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