

RESOLUTION NO. R-73- 815

RESOLUTION APPROVING ZONING PETITION

WHEREAS, the Board of County Commissioners, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, and Chapter 70-863, Laws of Florida, Special Acts of 1970, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements as provided for in Chapter 402.5 of the Palm Beach County Zoning Code Ordinance No. 73-2 have been satisfied; and

WHEREAS, Petition No. 73-215 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 29 November 1973.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 29th day of November, 1973, that petition No. 73-215, the petition of CENTURY VILLAGE, INC., by William S. Vander-Meer, Vice President, for the REZONING, FROM CG-GENERAL COMMERCIAL DISTRICT TO RH-RESIDENTIAL MULTIPLE FAMILY DISTRICT (HIGH DENSITY) of a parcel of land in Section 23, Township 43 South, Range 42 East; being more particularly described as follows: from the Southeast corner of said Section 23, run due North, along the East line of said Section 23, a distance of 567.5 feet; thence North $89^{\circ} 57' 11''$ West, a distance of 580.0 feet to the Point of Beginning; thence continue North $89^{\circ} 57' 11''$ West, a distance of 1036.30 feet; thence South $40^{\circ} 56' 41''$ West, a distance of 246.73 feet; thence North $89^{\circ} 57' 11''$ West, a distance of 165.00 feet; thence due North, a distance of 300 feet; thence, South $89^{\circ} 57' 11''$ East, a distance of 1363.00 feet; thence

due South, a distance of 113.50 feet to the Point of Beginning AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on a parcel of land in Section 23, Township 43 South, Range 42 East, being more particularly described as follows: from the Southeast corner of said Section 23, run assumed due North along the East line of said Section 23, a distance of 656 feet; thence North $89^{\circ} 57' 11''$ West, parallel with the South line of Section 23, a distance of 50 feet, to the West right-of-way line of Haverhill Road, said point also being the Point of Beginning: thence due North along said right-of-way line of Haverhill Road a distance of 2226.96 feet; thence due West a distance of 550 feet to the point of curvature of a curve, concave to the South, having a radius of 1290.82 feet and a central angle of $8^{\circ} 34' 42''$; thence Westerly along the arc of said curve a distance of 193.26 feet to the point of reverse curve of a curve, concave to the North, having a radius of 720.41 feet and a central angle of $17^{\circ} 09' 24''$; thence Westerly along the arc of said curve, a distance of 215.72 feet to the point of reverse curvature of a curve, concave to the South, having a radius of 1290.82 feet and a central angle of $8^{\circ} 34' 42''$; thence Westerly along the arc of said curve, a distance of 193.26 feet to the point of tangency of said curve; thence due West a distance of 200 feet; thence due South a distance of 35.0 feet; thence South $78^{\circ} 41' 24''$ East a distance of 229.46 feet; thence due South a distance of 655.0 feet to the point of curvature of a curve to the right, having a radius of 565 feet and a central angle of $7^{\circ} 03' 07''$; thence Southerly along the arc of said curve a distance of 69.54 feet to the point of tangency; thence North $76^{\circ} 45' 00''$ West a distance of 227.22 feet to a point on a curve, concave to the West and being concentric to the last described curve and having a radius of 340 feet and a central angle of $20^{\circ} 40' 18''$; thence Southerly along the arc of said curve a distance of 122.67 feet to the end of said curve; thence South $76^{\circ} 45' 00''$ East a distance of 227.22 feet

to a point on a curve as described before as having a radius of 565 feet and having a central angle of $44^{\circ} 37' 43''$; thence Southwesterly along the arc of said curve a distance of 440.09 feet to the point of tangency; thence due South a distance of 319.85 feet; thence due East a distance of 572.00 feet; thence due South a distance of 450.00 feet; thence due West a distance of 1022.00 feet; thence due South a distance of 477.41 feet; thence North $89^{\circ} 57' 11''$ West a distance of 120.00 feet; thence due South a distance of 310.00 feet; thence South $89^{\circ} 57' 11''$ East a distance of 1483.00 feet; thence due North a distance of 575.00 feet; thence South $89^{\circ} 57' 11''$ East a distance of 530.00 feet. Said property bounded partially on the east by Haverhill Road and partially on the south by Okeechobee Boulevard, was approved as amended to rezone the entire property from CG-General Commercial District to RH-Residential Multiple Family District (High Density) to RS-Residential Single Family District and the further Special Exception to allow a Planned Unit Development, subject to the following special conditions:

- 1) Memo dated May 15, 1973, from William R. Boose, Director, Planning, Zoning and Building Department to Century Village File;
- 2) Letter dated June 4, 1973, from William R. Boose, Director, Planning, Zoning and Building Department to F. Martin Perry, Esquire;
- 3) Letter dated September 26, 1973, from F. Martin Perry, Esquire, to Mr. Jan Wolfe;
- 4) Letter dated September 26, 1973, from F. Martin Perry, Esquire, to William R. Boose, Director, Planning, Zoning and Building Department;
- 5) Memo dated October 1, 1973, from H.F. Kahlert, County Engineer to William R. Doose, Director, Planning, Zoning and Building Department ;

6) Memo dated October 9, 1973, from William R. Boose, Director, Planning, Zoning and Building Department to Century Village, Inc. - South Hampton - Planned Unit Development File.

The foregoing resolution was offered by Commissioner Culpepper, who moved its adoption. The motion was seconded by Commissioner Johnson, and upon being put to a vote, the vote was as follows:

Lake Lytal	- Yes
E. W. Weaver	- Yes
Robert'd. Johnson	- Yes
George V. Warren	- Yes
Robert F. Culpepper	- Yes

The Chairman thereupon declared the resolution duly passed and adopted this 18th day of December, 1973, confirming action of November 29, 1973.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Susan B. D'Alb*
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY


COUNTY ATTORNEY