

RESOLUTION NO. R-78- 227

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, 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. 78-18 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 26 January 1978.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session the 26th day of January, 1978, that petition No. 78-18 the petition of ROBERT W. BELL, as Part Owner and Power of Attorney, By Jan A. Wolfe, Sr., Agent, for the REZONING, FROM AGRICULTURAL DISTRICT TO RE-RESIDENTIAL ESTATE DISTRICT of a Parcel of Land in Block 41, Palm Beach Farms Company Plat No.3, in Sections 4, 5, 8 and 9, Township 45 South, Range 42 East, as recorded in Plat Book 2, Page 49; said parcel of land being more particularly described as follows: Commence at a point in the West line of Tract 9, Block 40, said Palm Beach Farms Company, Plat No. 3, said point being 30.00 feet Southerly from the Northwest corner of said Tract 9; thence bear North 89°07'20" West, along a line 55.0 feet Southerly of and parallel with the North line of said Block 41, a distance of 4405.62 feet to the Point Of Beginning; also being the point of curvature of a curve

concave to the Southeast and having a radius of 630.0 feet; thence run Southwesterly along said curve, through a central angle of  $90^{\circ}08'07''$ , an arc distance of 991.09 feet to the point of tangency; thence bear South  $0^{\circ}44'33''$  West, tangent to the previous and next curves, a distance of 613.68 feet to a point of curvature of a curve concave to the Northwest and having a radius of 570.0 feet; thence run Southwesterly along said curve, through a central angle of  $25^{\circ}0'0''$ , an arc distance of 248.71 feet to a point of tangency; thence bear South  $25^{\circ}44'33''$  West, tangent to the previous and next curves, a distance of 443.82 feet to the point of curvature of a curve concave to the Southeast and having a radius of 630.00 feet; thence run Southwesterly along said curve, through a central angle of  $25^{\circ}0'0''$ , an arc distance of 274.89 feet to the point of tangency, said point being on a line 52.17 feet East of and parallel with the West line of said Block 41; thence bear North  $0^{\circ}44'33''$  East, along said parallel line a distance of 2155.27 feet to an intersection with a line 55.0 feet South of and parallel with the said North line of Block 41; thence bear South  $89^{\circ}07'20''$  East, along said parallel line a distance of 931.49 feet to the Point of Beginning; AND THE FURTHER **SPECIAL** EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on a parcel of land in **Blocks** 40 and 41, Palm Reach Farms Co., Plat No. 3 in Sections 4, 5, 8 and 9, Township 45 South, Range 42 East, as recorded in Plat Book 2, Page 49, said parcel of land being described as follows: Beginning at a point in the West Line of Tract 9, of said Block 40; said point being 30.00 feet Southerly from the Northwest corner of said Tract 9; thence bear South  $0^{\circ}44'33''$  West, along said West line, a distance of 30.00 feet; thence bear South  $89^{\circ}07'20''$  East, along a line 85 feet South of and parallel to

the North line of said Block 40, a distance of 29.00 feet; thence bear South  $0^{\circ}44'33''$  West, parallel to the West line of said Block 40, a distance of 89.87 feet to the point of curvature of a curve to the left having a central angle of  $27^{\circ}44'33''$  and a radius of 1484.82 feet; thence run Southerly along the arc of said curve, a distance of 718.95 feet to the point of tangency; thence bear South  $27^{\circ}00'00''$  East, a distance of 150.00 feet to the point of curvature of a curve to the right having a central angle of  $54^{\circ}30'00''$  and a radius of 1801.46 feet; thence run Southerly along the arc of said curve, a distance of 1713.56 feet to the point of tangency; thence bear South  $27^{\circ}30'00''$  West, a distance of 350.00 feet; thence bear South  $17^{\circ}30'00''$  East, a distance of 35.36 feet; thence bear South  $27^{\circ}30'00''$  West, a distance of 80.00 feet; thence bear South  $72^{\circ}30'00''$  West, a distance of 35.36 feet; thence bear North  $62^{\circ}30'00''$  West, a distance of 108.00 feet; thence bear North  $27^{\circ}30'00''$  East, a distance of 10.00 feet; thence bear North  $17^{\circ}30'00''$  West, a distance of 35.36 feet; thence bear North  $62^{\circ}30'00''$  West, a distance of 681.00 feet to the point of curvature of a curve to the left having a central angle of  $53^{\circ}30'00''$  and a radius of 570.0 feet; thence run Westerly along the arc of said curve, a distance of 532.24 feet to the point of tangency; thence bear South  $64^{\circ}00'00''$  West, a distance of 345.00 feet to the point of curvature of a curve to the right having a central angle of  $26^{\circ}30'00''$  and a radius of 630.0 feet; thence run Westerly along the arc of said curve, a distance of 291.38 feet to the point of tangency; thence bear North  $89^{\circ}30'00''$  West, a distance of 835.00 feet to the point of curvature of a curve to the left having a central angle of  $20^{\circ}00'00''$  and a radius of 570.00 feet; thence run Westerly along the arc of said curve, a distance of 198.97 feet to the point of tangency; thence bear South

70°30'00" West, a distance of 923.99 feet to the point of curvature of a curve to the right having a central angle of 42°30'00" and a radius of 630.0 feet; thence run Westerly along the arc of said curve, a distance of 467.31 feet to the point of tangency; thence bear North 67°00'00" West, a distance of 915.05 feet to the point of curvature of a curve to the right having a central angle of 67°44'33" and a radius of 630.0 feet; thence Northerly along the arc of said curve a distance of 744.87 feet to the point of tangency; thence bear North 0°44'33" East, along a line 52.17 feet Easterly from and parallel to the West line of said Block 41, a distance of 2280.27 feet to an intersection with a line 55.0 feet South of and parallel with the said North line of Block 41; thence bear South 89°07'20" East, along said parallel line a distance of 5337.11 feet to the Point of Beginning. Said property located approximately .5 mile west of Jog Road and approximately 1.25 miles south of Lantana Road, being bounded on the north by the L.W.D.D. Lateral Canal No, 18 and on the west by the L.W.D.D. Equalizing Canal No.2, was approved as advertised subject to the following special conditions:

1. Developer shall construct a left turn lane, east approach, on Lantana Road at the intersection of Jog Road. This shall be done at such time as determined by the County Engineer's Office.
2. Developer shall convey to Palm Beach County the additional right-of-way for Hypoluxo Road and the relocation of the Lake Worth Drainage District Canal L-18. The alignment of the relocated centerline of Kypoluxo Road is to be determined by the County Engineer.
3. Developer shall convey to Palm Beach County the additional right-of-way for the overpass of Hypoluxo Road at the Florida State Turnpike as shall be determined by the County Engineer's Office.

Commissioner Koehler , moved for approval of the petition.

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

Peggy Evatt, Chairman	-	Yes
Bill Bailey, Vice Chairman	-	Yes
Lake Lytal	-	Yes
William Medlen	-	Yes
Dennis Koehler	-	Yes

The foregoing resolution was declared duly passed and adopted this 21st day of February , 1978, confirming action of 26 January 1978.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Quint Van Cott*  
Deputy Clerk

APPROVE AS TO FORM  
AND LEGAL SUFFICIENCY

*Wm Dill*  
County- Attorney

