

RESOLUTION NO. R- 81-602

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. 81-69 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 23 April 1981; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various county review agencies and the recommendations of the Planning Commission; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. The proposal would be in harmony and compatible with the present and future development of the area concerned

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 12th day of May, 1981, that Petition No. 81-69 the petition of WILLOW BEND, INC., by Stanley C. Brown, Vice President, for a SPECIAL EXCEPTION TO **AMEND THE** PREVIOUSLY APPROVED MASTER PLAN TO AN EXISTING PLANNED UNIT DEVELOPMENT KNOWN AS **MEED RACQUET CLUB** on a parcel of land in Block 23, Palm Beach Farms

Company Plat No. 3, in Sections 20, 21, 28 and 29, Township 44 South, Range 42 East, as recorded in Plat Book 2, page 47, said parcel being a portion of Tract 73 through 79, inclusive, all of Tracts 105 through 110 inclusive and a portion of Tracts 80, 81, 82, 111, 85, 86, 87, and 88, and all of Tracts 83 and 84; also that part of the 30 foot platted right-of-way lying North of and adjacent to Tract 105 through 111 of said Block 23, said road right-of-way being officially abandoned on May 14, 1974 and recorded in Official Record Book 2310, page 1679; said parcel of land being more particularly described as follows: Commencing at the Southeast corner of said Tract 105; thence on an assumed bearing of West, a distance of 15.00 feet, to the intersection of the South line of said Tract 105 and the Westerly right-of-way line of Nassau Road as now laid out and in use, and the POINT OF BEGINNING; thence continue West, a distance of 2125.47 feet to the East right-of-way line of the Florida Turnpike Interchange, as said right-of-way line is laid out and in use; thence North $00^{\circ}00'38''$ East along said East right-of-way line a distance of 362.59 feet to a line marking the Easterly **right-of-way** line of said Florida Turnpike Interchange and E-2 Canal; thence traversing along said Easterly right-of-way line through the following **courses** and distances: North $59^{\circ}38'09''$ East, 133.47 feet, North $00^{\circ}00'38''$ East, 42.72 feet, North $13^{\circ}14'48''$ West, 304.44 feet, North $39^{\circ}39'02''$ West, 304.21 feet, North $52^{\circ}45'17''$ West, 199.88 feet, North $41^{\circ}38'45''$ West, 199.87 feet, North $09^{\circ}16'55''$ West, a distance of 206.85 feet to a line 25 feet East of and parallel with the West line of said Tract 80 (said parallel line also being a portion of said Easterly right-of-way line); North $00^{\circ}02'01''$ West along said parallel line a distance of 483.72 feet to a line 50 feet South of and parallel with the North line of said Tract 80; thence departing from said Easterly right-of-way line along said parallel line South $89^{\circ}58'18''$ East, a distance of 2599.41 feet to the West right-of-way line of Nassau Road; thence South

00°00'29" East along said right-of-way line a distance of 1960.24 feet to the POINT OF BEGINNING. Said property located on the west side of Nassau Road, approximately .1 mile north of Lake Worth Road (S.R. 802) in an RM-Residential Multiple Family District (Medium Density), was approved as advertised subject to the following conditions:

1. Petitioner shall construct at the intersection of Nassau Rd. and Lake Worth Rd. signalization when warranted as determined by the County Engineer.
2. Petitioner shall construct at the intersection of Hadjes Blvd. and Lake Worth Road signalization when warranted as determined by the County Engineer.
3. The developer will take necessary precautions to insure that pollutants from this project will not run-off into adjacent or nearby surface waters.
4. The developer will take reasonable precautions during the development of this project to insure that fugitive **particulates** (dust particles) from the project do not become a nuisance to neighboring properties.
5. The Lake Worth Drainage District will require a parcel 100 feet in width lying east of and adjacent to the East right-of-way line of the Florida Turnpike across Tracts 80, 81, 82 and 111, Block 23, Palm Beach Farms Company Plat No. 3 for the right-of-way for Equalizing Canal No. 2-E. We will accept a Quit Claim Deed or an Easement (on our form), whichever the owner prefers.

Commissioner **Koehler** , moved for approval of the petition.

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

Frank Foster, Chairman	AYE
Norman Gregory, Vice Chairman -	AYE
Bill Bailey, Member	AYE
Dennis Koehler, Member	AYE
Peggy B. Evatt, Member	AYE

The foregoing resolution was declared duly passed and adopted
this 12th day of May, 1981, confirming action of
23 April 1981.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk-

By: *Robert Van Allen*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

Joseph M. Barak
County Attorney

