

RESOLUTION NO. R-88- 1809

RESOLUTION APPROVING ZONING PETITION NO. 87-69
REZONING PETITION OF JOHN E. FREEMAN

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. 87-69 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on November 30, 1987; 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, this approval is subject to Zoning Code Section 402.9 (Mandatory Review of Development Approvals) and other provisions requiring that development commence in a timely manner; and

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

1. This proposal is consistent with the requirements of the Comprehensive Plan and local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Petition No. 87-69, the petition of JOHN E. FREEMAN, for a REZONING FROM RM-MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT (MEDIUM DENSITY) TO CG-GENERAL COMMERCIAL ZONING DISTRICT, on a parcel of land lying on the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 44 South, Range 42 East. Subject to the Right-of-Way for Lakewood Road pursuant to Quit Claim Deed from Southern Bell Telephone and Telegraph to Palm Beach County, recorded in Official Record Book 2988, Page 1878. Subject to a 20.00 foot drainage easement recorded in Official Record Book 1590, Page 204 and subject to a 20.00 foot wide water and sanitary sewer easement in Official Record Book 3824, Pages 1877 through 1882.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: Commencing at the Southwest corner of the above described property; thence Northerly on an assumed bearing of North 02 degrees 02' 24" East along the West line of the above described parcel a distance of 240.00 feet to the POINT OF BEGINNING said POINT OF BEGINNING also being the Southeast corner of Block 8, GREENLAND FLAT NO. III as recorded in Flat Book 4, Page 5, thence North 02 degrees 02' 42" East along the East line of said Block 8, a distance of 204.86 feet to the centerline of Helen Street as shown on the said FLAT III OF GREENLAND; thence South 87 degrees 06' 09" West a distance of 80.00 feet; thence South 02 degrees 02' 48" West a distance of 204.82 feet; thence North 89 degrees 07' 49" West, a distance of 80.00 feet to the POINT OF BEGINNING.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: Commencing at the Southwest corner of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 24, Township 44 South, Range 42 East, thence on an assumed bearing of North 02 degrees 02' 24" East along the West line of the above described parcel a distance of 444.86 feet to the POINT OF BEGINNING, said POINT OF BEGINNING also being the intersection with the centerline of Helen Street with the East line of FLAT III OF GREENLAND as recorded in Flat Book 4, Page 5; thence continue North 02 degrees 02' 24" East along the East line of said FLAT OF GREENLAND a distance of 200.28 feet to a point on the South Right-of-Way line of Lakewood Road (according to Official Record Book 2988, Page 1877 thru 1882), said point also being 5.00 feet South of the Northeast corner of Block 7 of said FLAT OF GREENLAND; thence South 87 degrees 13' 16" East along the South Right-of-Way line of Lakewood Road a distance of 332.84 feet to the Northeast corner of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 24; thence South 02 degrees 02' 35" West along the East line of said East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 24, a distance of 200.97 feet; thence North 87 degrees 06' 09" West a distance of 332.84 feet to the POINT OF BEGINNING. SUBJECT TO a 20.00 foot Drainage Easement recorded in Official Record Book 1590, Page 204 and subject to a 20.00 foot wide water and sanitary sewer easement of Official Record Book 3824, Page 1877 through 1882, located on the east end of Charlotte Street, approximately .2 mile north of Lake Worth Road, was approved as advertised.

Commissioner Elmquist moved for approval of the petition. The motion was seconded by Commissioner Marcus and upon being put to a vote, the vote was as follows:

Carol A. Roberts	--	Absent
Carol J. Elmquist	--	Aye
Karen T. Marcus	--	Aye
Dorothy Wilken	--	Absent
Kenneth M. Adams	--	Aye


The foregoing resolution was declared duly passed and adopted this 25th day of October, 1988 confirming action of November 30, 1987.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

FALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY:


COUNTY ATTORNEY

BY:


DEPUTY CLERK

