

RESOLUTION NO. R-73- 379

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. 73-68 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 28 June 1973.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 28th day of June, 1973, that petition No. 73-68, the petition of WILLIAM J. HOLLAND for the REZONING, FROM AG-AGRICULTURAL DISTRICT TO RS-RESIDENTIAL SINGLE FAMILY DISTRICT, of a parcel of land in Section 7, Township 45 South, Range 43 East, being the Northeast 1/4 of the Northeast 1/4; the Southeast 1/4 of the Northeast 1/4; the Southwest 1/4 of the Northeast 1/4; the South 1/2 of the West 1/4 of the Northwest 1/4 of the Northeast 1/4; the Northeast 1/4 of the Southeast 1/4; the Southeast 1/4 of the Southeast 1/4; the North 1/2 of the Southwest 1/4 of the Southeast 1/4; the Northwest 1/4 of the Southeast 1/4; the East 3/4 of the North 1/2 of the Northeast 1/4 of the Southwest 1/4; the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4; the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4;

the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 being in said Section 7; and all that part of a parcel of reclaimed land in Sections 7 and 8, Township 45 South, Range 43 East, conveyed by the Trustees of the International Improvement Fund of the State of Florida Deed No. 20996 as recorded in Deed Book 1107, pages 192 and 193, lying in said Section 7; all of said lands hereinabove described being more particularly described as follows: beginning at the Northeast corner of said Section 7 (said Section corner being also the centerline of Congress Avenue (S.R. 807) and the South right-of-way line of Hypoluxo Road) thereof; thence South 88° 51' 59" West along the North section line of said Section 7, a distance of 1262.42 feet to a point; thence South 02° 41' 41" West, a distance of 1332.29 feet to a point; thence South 88° 47' 23" West a distance of 945.29 feet to a point; thence North 02° 37' 41" East, a distance of 666.71 feet to a point; thence South 88° 49' 41" West, a distance of 315.35 feet to a point on the West line of the Northeast 1/4 of said Section 7; thence South 02° 36' 21" West along the West line of the Northeast 1/4 of said Section 7, a distance of 2007.71 feet to the center of said Section 7; thence South 88° 42' 47" West along the North line of the Southwest 1/4 of said Section 7, a distance of 943.83 feet to a point; thence South 02° 32' 23" West, a distance of 1001.22 feet to a point; thence North 88° 39' 19" East, a distance of 628.49 feet to a point; thence South 02° 35' 03" West, a distance of 1627.71 feet to a point 40 feet North of the South line of said Section 7, said point being also on the North right-of-way line of L.W.D.D. Lateral Canal No. 20 as now in use; thence North 88° 33' 32" East along said North line of L.W.D.D. Lateral Canal No. 20 parallel to and 40 feet North of said South line of Section 7, a distance of 1564.39 feet to a point; thence South 02° 43' 41" West, a distance of 40.04 feet to the South line of said Section 7; thence North 88° 33' 32" East along said South line, a distance of 1254.54 feet to the Southeast corner of said Section 7; thence North 02° 47' 01" East, running along

the East line of said Section 7, a distance of 5322.84 feet, more or less, to the Point of Beginning; also all that part of the North 330 feet (as measured along the North-South quarter section line of said Section 8) of the West 1200 feet (as measured along the North line of said Section 8) of the Northeast 1/4 of said Section 8 lying Easterly of the Easterly bank of L.W.D.D. Equalizing Canal AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on a parcel of land in Section 7, Township 45 South, Range 43 East, being the East 1/2 of the Northeast 1/4; the Southwest 1/4 of the Northeast 1/4; the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4; the North 3/4 of the East 3/4 of the Northeast 1/4 of the Southwest 1/4; the East 1/4 of the South 1/4 of the Northeast 1/4 of the Southwest 1/4; the East 1/4 of the Southeast 1/4 of the Southwest 1/4, less the South 40 feet thereof; the West 1/2 of the Southeast 1/4, less the South 40 feet thereof; the East 1/2 of the Southeast 1/4; all that part of the West 1/2 of Section 8, Township 45 South, Range 43 East, lying Westerly of the centerline of the right-of-way of L.W.D.D. Equalizing Canal No. E-4, less the North 40 feet of the East 1/2 of the said West 1/2; and all that part of said Section 8 lying Easterly of the Easterly bank of the L.W.D.D. Equalizing Canal No. E-4 and Westerly of the West line of High Ridge Subdivision as recorded in Plat Book 22, page 6, and Westerly of the Southerly extension of the West line of Lot 36 of said High Ridge Subdivision, together with all the South 60 feet of said Section 8 lying Easterly of the said Southerly extension of the said West line of Lot 36; less and excepting therefrom the East 750 feet (as measured along the North line of said Section 8) of the North 660 feet (as measured along the said West line of High Ridge Subdivision) of all that part of said Section 8 lying Westerly of the said West line of High Ridge Subdivision. Said property located on the south side of Hypoluxo Road and approximately 3/4 mile east of Lawrence Road, was approved as advertised subject to

the following conditions:

- (1) Prior to filing succeeding plats, required signalization, as reflected by traffic impact analysis, shall be installed at the sole cost of the developer, when required by the County Engineer;
- (2) Based on the traffic impact analysis, Congress Avenue is to be four laned through the development and constructed by the developer at his expense;
- (3) Prior to the issuance of any building permits, the developer shall dedicate, to Palm Beach County, the additional right of way required for Hypoluxo Road;
- (4) The developer shall provide for and construct Miner Road from their west property line to their east ingress and egress point as shown on the site plan.

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

Lake Lytal	Aye
E. W. Weaver	Absent from meeting
Robert C. Johnson	Aye
George V. Warren .	Aye
Robert F. Culpepper	Aye


The Chairman thereupon declared the resolution duly passed and adopted this 17th day of July , 1973.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: Mary J. Webster
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY


COUNTY ATTORNEY