

RESOLUTION NO. R- 86-234

RESOLUTION APPROVING ZONING PETITION 85-144, Rezoning

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. 85-144 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 2nd December 1985; 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. This proposal is consistent with the requirements of the Comprehensive Plan and Zoning Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this the 2nd of December 1985, that Petition No. 85-144 the petition of SOUTH FLORIDA FAIR AND EXPOSITIONS, INC., By Lee Starkey, Agent, for the REZONING, FROM AR-AGRICULTURAL RESIDENTIAL DISTRICT TO PO-PUBLIC OWNERSHIP DISTRICT on the East 5 acres of Tract 13 in Block 8, and all of Tract 30 and the North 540 feet of Tract 31 in Block 7, the East 100 feet of the South 120 feet of Tract 31 in Block 7, the East 100 feet of that part of Tract 42 North of Southern Boulevard (State Road No. 80) as now laid out and in use, in Block 7, the East 330 feet of Tract 18 and the East 330 feet of that part of Tract 19, lying and being North of the West Palm Beach Canal and State Highway No. 80, in Block 8, Tract 16, less the West 40 feet thereof, Block 7 and Tract 17, Block 7, less the East 40 feet thereof and Tract 18,

Block 7 and Tract 20, Block 7, less the East 40 feet thereof, Block 7 and Tract 21, less the West 40 feet thereof, block 7 and the East 1/2 of Tract 7, Block 8, and the East 1/2 of Tract 12, Block 8, and the West 1/2 of the East 1/2 of Tract 13, Block 8, all in Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 to 54, inclusive.

All of the above being described in the following Official Record Books :

Official Record Book 61, Pages 174, 175 and 176;

Official Record Book 121, Pages 567 and 568;

Official Record Book 121, Pages 579, 580 and 581;

Official Record Book 2420, Pages 989;

Official Record Book 2720, Pages 1740 and 1741;

Together with road right-of-ways abandoned

in Official Record book 2753, Pages 1594 and 1595,

Less from the above described parcel that certain parcel of land for road right-of-way described in Official Record Book 2749, Pages 1880 thru 1884 inclusive, and all being further described as follows:

Parcel 1:

Beginning at the platted Northeast corner of said Tract 16, Block 7; thence South 00 degree 03'52" East along the East line of said Tract 16, and the East line of said Tract 21, Block 7, a distance of 1317.73 feet to the Southeast corner of said Tract 21; thence South 89 degrees 56'41" West along the South line of said Tract 21, a distance of 620.00 feet to a point on the East right-of-way line of Rubin Road, as now laid out and in use; thence North 00 degree 03'52" West along, said East right-of-way line, a distance of 1318.33 feet to a point on the North line of said Tract 16; thence North 90 degrees 00'00" East along said North line, a distance of 620.00 feet to the Point of Beginning.

Together with

Parcel 2:

Commencing at the platted Northeast corner of said Tract 17, Block 7; thence North 90 degrees 00'00" West along the North line of said Tract 17, a distance of 40.00 feet to a point on the West

right-of-way line of Rubin Road, as now laid out and in use, said point being the Point of Beginning of Parcel No. 2; thence South 00 degree 03'52" East along said right-of-way line, a distance of 1318.41 feet to a point on the South line of said Tract 20, Block 7; thence South 89 degrees 56'41" West along said South line, a distance of 949.96 feet to the Southwest corner of said Tract 20; thence South 00 degree 03'58" East along the Northerly prolongation of the East line of said Tract 30, Block 7, and along the East line of said Tracts 30, 31 and 42, all of said Block 7, a distance of 1613.73 feet to a point on the North right-of-way line of Southern Boulevard (S.R. 80) as now laid out and in use; thence North 87 degrees 34'23" West along said North right-of-way line, a distance of 100.09 feet; thence departing said North right-of-way line North 00 degree 03'58" West, parallel with and a distance West 100.00 feet by rectangular measurement from the said East line of Tracts 42 and 31, Block 7, a distance of 373.39 feet; thence South 89 degrees 56'41" West, parallel with and distant North, 120.00 feet by rectangular measurement from the South line of said Tract 31, a distance of 864.51 feet; thence South 00 degree 04'05" East, parallel with and distant East, 25.00 feet by rectangular measurement from the West lines of said Tracts 31 and 42, a distance of 341.90 feet to a point on the said North right-of-way line of Southern Boulevard, thence North 87 degrees 34'23" West along said North right-of-way line, a distance of 301.37 feet to the East right-of-way line of Fairgrounds Road, as now laid out and in use and recorded in Official Record Book 2749, Pages 1880 thru 1884 inclusive, thence Northwesterly, Northerly, Northwesterly, and Northerly along said East right-of-way line, the following six (6) courses; thence North 43 degrees 49'14" West, a distance of 34.58 feet; thence North 00 degree 04'05" West, a distance of 886.30 feet; thence North 55 degrees 30'14" West, a distance of 221.38 feet to the beginning of a curve concave to the Northeast having a radius of 341.36 feet and a central angle of 55 degrees 26'09"; thence Northwesterly and Northerly along the arc of said curve, a distance of 330.28 feet; thence North 00 degree 04'05" West along the tangent of said curve, a distance of 1536.80 feet;

thence North 44 degrees 57'58" East, a distance of 35.38 feet to a point on the North line of said Tract 7, Block 8; thence North 90 degrees 00'00" East along said North line Tract 7, Block 8 and the North lines of said Tracts 18, and 17, Block 7, a distance of 2544.97 feet to the Point of Beginning.

Together with

Parcel 3:

Beginning at the Southwest corner of the East 1/2 of said Tract 13, Block 8; thence North 60 degree 04'05" West along the West line of said East 1/2 of said Tract 13, a distance of 227.65 feet to a point on the Southwesterly right-of-way line of Fairgrounds Road, as now laid out and in use and recorded in Official Record Book 2749, Pages 1880 thru 1884 inclusive; thence Southeasterly along said right-of-way line the following two (2) courses; thence South 55 degrees 30'14" East, a distance of 221.38 feet to the beginning of a curve, concave to the Southwest having a radius of 341.36 feet and a central angle of 23 degrees 48'44"; thence Southeasterly along the arc of said curve, a distance of 141.87 feet to a point on the South line of said Tract 13; thence South 89 degrees 56'41" West along said South line a distance of 279.31 feet to the Point of Beginning. Said property located on the north side of Southern Boulevard (S.R. 50), approximately 0.7 mile east of U.S. 441 (S.R. 7), and on the southeast and southwest corners of the intersection of Rubin Road and Fairgrounds Road was approved as advertised.

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

Ken Adams, Chairman	--	AYE
Karen T. Marcus, Vice Chairman	--	ABSENT
Kenneth Spillias, Member	--	AYE
Jerry L. Owens, Member	--	AYE
Dorothy Wilken, Member	--	ABSENT

The foregoing resolution was declared duly passed and adopted this 25th day of February, 1986 confirming action of the 2nd December 1985.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Patricia Weaver
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Andy Sprague
County Attorney