

RESOLUTION NO. R-89-2218

RESOLUTION APPROVING ZONING PETITION NO. 89-58
REZONING PETITION OF TOWNE PARK JOINT VENTURE, INC.

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 have been satisfied; and

WHEREAS, Petition No. 89-58 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on June 29, 1989; and

WHEREAS, the Board of County Commissioners, sitting as the Zoning Authority, 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, sitting as the Zoning Authority, made the following findings of fact:

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

WHEREAS, 402.5 of the Zoning Code requires that the action of the Board of County Commissioners, sitting as the Zoning Authority, be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Petition No. 89-58, the petition of TOWNE PARK JOINT VENTURE, INC., William R. Boose, Agent, for a REZONING FROM RE-RESIDENTIAL ESTATE ZONING DISTRICT TO AR-AGRICULTURAL RESIDENTIAL ZONING DISTRICT on a parcel of land lying on the South Parcel; being part of Section 5, 6, 7, and 8, Township 45 South, Range 42 East, and Blocks 37, 43, and 42, Palm Beach Farms Company Plat No. 3, Plat Book 2, page 45, through 54, and all of Sherbrooke Parcel "C", Plat one, Plat Book 52, page 53, and 54; said parcel beginning at the Southwest corner of said plat of Lexington I of Sherbrooke; thence, South 00 degrees 33'53" East, along the Southerly prolongation of the Westerly line of said plat, a distance of 1320.00 feet; thence, North 89 degrees 26'07" East, along the South line of Tracts 22 through 28, Block 43, and Tracks 14 through 26, Block 42, of said Palms Beach Farms Company Plat No. 3 a distance of 7670.00 feet to the Southeast corner of said Tract 26; thence, North 00 degrees 33'53" West, along the East line of Tracts 26 and 2, Block 42, and Tract 127, Block 37 of said Palm Beach Farms Company Plat No. 3 a distance of 2030.00 feet to the Southeast corner of Tract 98 of said Block 37; thence, South 89 degrees 26'07" West, along the South line of Tract 98, Block 37 of said Palm Beach Farms Company Plat No. 3 a distance of 330.00 feet to the Southwest corner of said Tract 98; thence North 00 degrees 33'53" West,

along the West line of said Tract 98, a distance of 690.00 feet to the Southwest corner of said Tract 95 of said Block 37; thence North 89 degrees 26'07" East, along the South line of said Tract 95, a distance of 330.00 feet to the Southeast corner of said Tract 95; thence, North 00 degrees 33'53" West, along the East line of Tracts 95 and 66 of said Block 37, a distance of 1320.00 feet to the Northeast corner of said Tract 66; thence, south 89 degrees 26'07" West, along the North line of Tracts 66 through 76, Block 37 of said Palm Beach Farms Company Plat No.3, a distance of 3350.88 feet; thence, South 00 degrees 33'53" East, a distance of 45.00 feet to the Northeast corner of the North portion of Greenbriar I of Sherbrooke; thence, South 20 degrees 27'01" East, along the Easterly line of said plat, a distance of 358.12 feet: thence, South 24 degrees 34'01" East, along said line, a distance of 259.48 feet to the Southeast corner of said North portion; thence South 07 degrees 44'12" East, a distance of 856.46 feet: thence, North 63 degrees 53'32" East, a distance of 1223.38 feet: thence, South 84 degrees 37'20" East, a distance of 236.33 feet: thence, South 36 degrees 13'57" East, a distance of 172.05 feet: thence, South 45 degrees 42'50" West, a distance of 862.93 feet: thence, South 89 degrees 18'19" West, along the northerly line of said plat of Sherbrooke Parcel "C" Plat One, a distance of 620.00 feet; thence, North 75 degrees 45'48" West, along said line, a distance of 132.86 feet to the Northwest corner of said plat; thence, South 06 degrees 29'13" East, along the Westerly line of said plat, a distance of 897.61 feet: thence, South 00 degrees 33'53" East, along said line, a distance of 158.00 feet to the Southwest corner of said plat: thence, South 89 degrees 26'07" West, along the South line of Greenbriar I of Sherbrooke and along the South line of Lexington I of Sherbrooke a distance of 4813.11 feet to the Point of Beginning; Together with: North Parcel; being a part of said Section 6, and part of Lot 3, Tract 42, Palm Beach Farms Company Plat No. 13, Plat Book 6, page 98, and part of Block 36, and said Palm Beach Farms Company Plat No. 3., beginning at the Northwest corner of said plat of Lexington I, thence, North 89 degrees 26'07" East, along the Northerly line of said plat, a distance of 1399.71 feet: thence, North 01 degree 48'19" East, a distance of 82.78 feet: thence, South 88 degrees 11'41" East, a distance of 135.00 feet; thence, North 01 degree 48'19" East, along a line parallel with, and 60.00 feet Westerly of, as measured at right angles to the Westerly line of Lot 32, St. Andrews of Sherbrooke in Plat Book 37, page 100 through 102, a distance of 2228.00 feet; thence, North 38 degrees 03'43" West, a distance of 619.84 feet: thence, North 30 degrees 26'41" West, a distance of 855.00 feet to a point being South 60 degrees 33'19" West a distance of 25.00 feet from the most Southerly corner of the right-of-way for Angus Road thence, North 29 degrees 26'41" West, along a line parallel with, and 25.00 feet Southwesterly of, as measured at right angles to the Southwesterly line of Lot 23 of said plat, a distance of 270.00 feet to a point being South 60 degrees 33'19" West a distance of 25.00 feet from the most westerly corner of said Lot 23; thence, South 60 degrees 33'19" West, a distance of 50.00 feet; thence, North 29 degrees 26'41" West, a distance of 250.00 feet: thence, North 17 degrees 05'15" East, a distance of 639.46 feet to the North line of the Northeast 1/4 of said Section 6, thence, North 87 degrees 54'29" West, along said line, a distance of 99.55 feet to the North 1/4 corner of said Section 6: thence, North 04 degrees 55'01" West, along the East line of Lot 3, Tract 42 of said Palm Beach Farms Company Plat No. 13, a distance of 1467.31 feet; the Northerly prolongation of said line intersects at the South 1/4 corner of Section 31, Township 44 South, Range 42 East: thence, North 88 degrees 00'01" West, along the South

right-of-way line of Lantana Road and along a line parallel with, and 40.00 feet Southerly of, as measured at right angles to the South line of the Southwest 1/4 of said Section 31, a distance of 1349.83 feet; thence, South 12 degrees 59'30" East, a distance of 14.49 feet; thence South 13 degrees 08'27" East, a distance of 4193.12 feet to the Point of Beginning, being located on the south side of Lantana Road, approximately .1 mile east of State Road 7 (US 441), and bounded on the east by the Sunshine State Parkway (Florida's Turnpike), was approved on June 29, 1989, as advertised.

Commissioner Roberts moved for approval of the Resolution.

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

Carol J. Elmquist, Chair	--	Absent
Ron Howard	--	Aye
Karen T. Marcus	--	Aye
Carole Phillips	--	Aye
Carol Roberts	--	Aye

The Chair thereupon declared the resolution was duly passed and adopted this 12th day of December, 1989.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: *Richard Altman*
COUNTY ATTORNEY

BY: *June J. Williams*
DEPUTY CLERK

