

RESOLUTION NO. R-96-136

RESOLUTION APPROVING ZONING PETITION 286-104(C)  
OFFICIAL ZONING MAP AMENDMENT (REZONING)  
PETITION OF Kenco Communities I, Inc.  
BY Robert A. Bentz, AGENT  
WYCLIFFE PUD

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, 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 Article 5 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 92-20), have been satisfied; and

WHEREAS, Zoning Petition 286-104(C) was presented to the Board of County Commissioners at a public hearing conducted on January 25, 1996; and

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

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

1. This official zoning map amendment (rezoning) is consistent with the Palm Beach County Comprehensive Plan;
2. This official zoning map amendment (rezoning) is consistent with the requirements of the Palm Beach County Unified Land Development Code;
3. This official zoning map amendment (rezoning) is compatible with surrounding uses and zones, as defined in the Palm Beach County Unified Land Development Code, is generally consistent with existing uses and zones surrounding the subject land, and is the appropriate zoning district for the land;
4. This official zoning map amendment (rezoning) does not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
5. This official zoning map amendment (rezoning) will result in a logical and orderly development pattern;
6. This official zoning map amendment (rezoning) complies with Article 11, (Adequate Public Facilities) of the Palm Beach County Unified Land Development Code, Ordinance 92-20; and,
7. This official zoning map amendment (rezoning) is consistent with the requirements of all other applicable local land development regulations.

WHEREAS, Article 5, Section 5.3.D.9 (Action by Board of County Commissioners) of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Petition **286-104(C)**, the petition of Kenco Communities I, Inc. for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Agricultural Residential (AR) Zoning District to the Residential Single Family (RS) Zoning District on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as indicated on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on January 25, 1996.

Commissioner Aaronson moved for the approval of the Resolution.

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

Ken Foster, Chair	--	Aye
Burt Aaronson	--	Aye
Maude Ford Lee	--	Aye
Karen T. Marcus	--	Aye
Mary McCarty	--	Absent
Warren Newell	--	Absent
Carol A. Roberts	--	Aye

The Chair thereupon declared that the resolution was duly passed and adopted on January 25, 1996.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

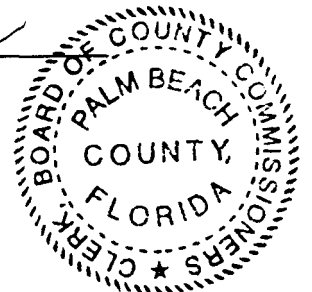
DOROTHY H. WILKEN, CLERK

BY:

  
COUNTY ATTORNEY

BY:

  
DEPUTY CLERK



**EXHIBIT A**

**LEGAL DESCRIPTION**

Two Parcels of land situate in Section 25, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

**PARCEL A:**

Commencing at the Southwest corner of said Section 25; thence N02°39'47"E, along the West line of said Section 25, a distance of 155.98 feet to a point on the North right-of-way line of an 80 foot right-of-way for Homeland Road as recorded in Official Record Book 5642 at Page 1591. Said point also being the point of beginning. From the point of beginning, continue N02°39'47"E, along the West line of said Section 25, a distance of 2540.54 feet to the West quarter corner of said Section 25; thence N02°39'47"E, and continuing along said West Section line, a distance of 2424.88 feet to a point on the South right-of-way line of a 120 foot wide right-of-way for Lake Worth Road as recorded in Official Record Book 5642 at Page 1602, said point being on the arc of a curve having a radius of 2804.79 feet and from which a radial line bears S29°24'28"W (said point also being S02°39'47"W and 271.62 feet from the Northwest corner of said Section 25); thence Easterly, departing from said Section Line, and along said South right-of-way line for Lake Worth Road, and along the arc of said curve, a distance of 517.35 feet (through an angle of 10°34'06"); thence S50°11'26"E, a distance of 554.40 feet to the beginning of a curve having a radius of 2924.79 feet and from which a radial line bears N39°49'34"E, thence, easterly, a distance of 2081.54 feet (through an angle of 40°46'36"); thence N89°01'58"E, continuing along said South right-of-way line, a distance of 1536.46 feet; thence S87°18'19"E, a distance of 250.51 feet; thence N89°01'58"E, a distance of 355.05 feet; thence S44°37'40"E, a distance of 54.13 feet to a point on the ultimate West right-of-way line of a 200 foot wide right-of-way for State Road 7 as recorded in Official Record Book 5642 at Page 1610; thence departing from said South right-of-way line for Lake Worth Road, S01°28'38"W, along said West right-of-way line for State Road 7, a distance of 3756.97 feet to a point on the aforementioned North right-of-way line of Homeland Road; thence departing from said West right-of-way line for State Road 7, N88°26'38"W, along said North right-of-way line for Homeland Road, a distance of 2457.23 feet; thence N88°26'28"W, continuing along said North right-of-way line, a distance of 2576.31 feet to the beginning of a curve, having a radius of 1782.67 feet and from which a radial line bears N01°33'36"E, thence, Westerly, continuing along said North right-of-way line and along the arc of said curve, a distance of 58.20 feet (through an angle of 01°52'14") to the point of beginning.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL B:**

Commencing at the Northwest corner of said Section 25; thence S89°07'37"E, along the North line of said Section 25, a distance of 1458.61 feet; thence S00°52'23"W and perpendicular to the preceding course, a distance of 75 feet to the south right-of-way line of the Acme Improvement District canal recorded in official records book 10S1, page 623 of the public record of Palm Beach County, Florida and the point of beginning, thence south 89°07'37" East along said south right-of-way a distance of 1099.56 feet; thence S88°02'48"E, continuing along said South right-of-way line, a distance of 1566.68 feet; thence, departing from said South right-of-way line, S01°42'43"W, a distance of 1286.50 feet to a point on the North right-of-way line of the aforementioned Lake Worth Road; thence S89°01'58"W, along said North right-of-way line, a distance of 1356.21 feet to the beginning of a curve having a radius of 2803.79 feet and from which a radial line bears N00°58'02"W; thence Westerly, continuing along said North right-of-way line and along the arc of said curve, a distance of 1332.63 feet (through an angle of 27°13'22") to a point on a non-tangent line; thence, departing from said North right-of-way line, N00°52'23"E, a distance of 1090.22 feet to the point of beginning.

Together with all of the north 80.00 feet of "Homeland Road" lying west of the right-of-way of State Road No.7 and east of the west line of Section 25, Township 44, South Range 41 East, Palm Beach County, Florida.

Together with all the right-of-way of "Lake Worth Road" lying west of the right-of-way of State Road No.7 and east of the west line of Section 25, Township 44, South Range 31 East, Palm Beach County, Florida.

The above described parcels contain, in the aggregate, 598.38 acres more or less.

**EXHIBIT A**

**LEGAL DESCRIPTION**

Sections 24 and 25, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the Northeast corner of "WYCLIFFE PLAT TWO", as recorded in Plat Book 66, Pages 31 through 35 of the Public Records of Palm Beach County, Florida; thence N 88d 02'58" W along the North line of said "WYCLIFFE PLAT TWO", a distance of a portion of Tracts 29, 30 and 31, Block 26, and the 25.00 foot wide road right-of-way lying West of said Tract 29 and South of said Tracts 29, 30 and 31, "THE PALM BEACH FARMS COMPANY PLAT NO.3", all as recorded in Plat Book 2, Pages 45 through 54 of the Public Records of Palm Beach County, Florida and a portion of 1568.56 feet; thence N 89d 07'32" W, continuing along said North line and a line 75.00 feet South of and parallel with, as measured at right angles to, the South line of the Southwest one-quarter (SW 1/4) of said Section 24, a distance of 2590.39 feet to a point of intersection with the West line of the Northwest one-quarter (NW 1/4) of said Section 25; thence N 02d 40'22" E along said West line, a distance of 75.04 feet to the Southwest corner of said Section 24; thence N 00d 33'34" W along the West line of the Southwest one-quarter (SW 1/4) of said Section 24, a distance of 998.73 feet; thence N 89d 59'50" E, a distance of 1874.92 feet to a point of intersection with a non-tangent curve; thence Southerly along the arc of a curve to the left whose radius point bears N 76d 34'40" E, having a radius of 005.00 feet, a central angle of 60d 27'45", an arc distance of 955.02 feet to the point of intersection with a non-tangent line; thence S 06d 49'34" W, a distance of 131.05 feet to a point of intersection with a non-tangent curve; thence Easterly along the arc of a curve to the left whose radius point bears N 08d 04'19" E, having a radius of 900.00 feet, a central angle of 13d 09'27", an arc distance of 206.68 feet to a point of tangency; thence N 84d 54'52" E, a distance of 261.82 feet to a point of curvature; thence Easterly along the arc of a curve to the right, having a radius of 2100.00 feet, a central angle of 12d 11'32", an arc distance of 446.87 feet to a point of tangency; thence S 82d 53'36" E, a distance of 448.25 feet to a point of curvature; thence Easterly along the arc of a curve to the left, having a radius of 1400.00 feet, a central angle of 04d 52'55", an arc distance of 119.29 feet to a point of intersection with a non-tangent curve; thence Northeasterly along the arc of a curve to the right whose radius point bears S 53d 48'33" E, having a radius of 128.00 feet, a central angle of 55d 31'16", an arc distance of 124.04 feet to a point of tangency; thence S 88d 17'27" E, a distance of 103.00 feet to a point of intersection with the Northerly projection of the East line of said "WYCLIFFE PLAT TWO"; thence S 01d 42'33" W along said Northerly projection, a distance of 371.44 feet to the POINT OF BEGINNING.

Said lands situate in Palm Beach County, Florida.

Containing 69.362 acres of land, more or less.

Subject to Easements, Restrictions, Reservations, Covenants, and Rights-of-way of Record.

EXHIBIT B  
VICINITY SKETCH

