

RESOLUTION APPROVING RECOMMENDATION OF  
STATUS REPORT NO. CR 79-161B/9  
TO AMEND CONDITIONS OF APPROVAL OF RESOLUTION NO. R-90-1323  
WHICH APPROVED THE SPECIAL EXCEPTION OF  
CORONET DEVELOPMENT CORP.  
PETITION NO. 79-161(B)

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, systematic monitoring and review of approved zoning actions help implement the goals and objectives of the Comprehensive Plan.

WHEREAS, the notice and hearing requirements as provided for in Section 5.8 of the Palm Beach County Land Development Code have been satisfied; and

WHEREAS, pursuant to Section 5.8, Status Report CR 79-161B/9 was presented to the Board of County Commissioners of Palm Beach County at a public hearing conducted on March 28, 1996; and

WHEREAS, the Board of County Commissioners has reviewed Status Report CR 79-161B/9 and considered testimony, and the recommendations of the various county review agencies; and

WHEREAS, Section 5.8 of the Palm Beach County Land Development Code authorizes the Board of County Commissioners to add or modify conditions of approval; and

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

1. This proposal is consistent with the requirements of the Palm Beach County Comprehensive Plan and Unified Land Development Code.
2. The School Board of Palm Beach County has recommended the amendment of Condition Number 9 of Resolution R-90-1323.
3. The amendment will ensure the provision of early school information to prospective owners/tenants of the project.

WHEREAS, Section 5.3 of the Palm Beach County 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 the recommendation of Status Report No. CR 79-161B/9, to amend Conditions of Approval of Resolution No. R-90-1323, the Special Exception of Coronet Development Corp., Petition No. 79-161(B), which amended the Master Plan for Abbey Park Planned Unit Development and redesigned the site, on a parcel of land lying in the South 1/2 of the Southeast 1/4 of Section 11, Township 44 South, Range 42 East; Said parcel of land being more particularly described as follows:

Commencing at the most Southerly corner of Tract "T-1" (Abbey Park), as shown on Abbey Park, Plat No. 1, as recorded in Plat Book 40, Pages 92 and 93; Thence, South 47 degrees 29'00" East, a distance of 103.39 feet to the Point of Curvature of curve to the left, having a radius of 165.00 feet; Thence Southeasterly, Easterly, and Northeasterly, along said curve, through a central

angle of 69 degrees 05'00", a distance of 198.95 feet to the point of tangency, thence, North 63 degrees 26'00" East, a distance of 117.26 feet to the Point of Curvature of a curve to the right, having a radius of 189.00 feet; thence, easterly, along said curve, through a central angle of 26 degrees 34'00", a distance of 87.63 feet to the Point of Tangency: thence North 90 degrees 00'00" East, a distance of 340.01 feet for a POINT OF BEGINNING;

Thence, South 00 degrees 00'00" West, a distance of 532.24 feet to a point on the Northerly right-of-way line of Lake Worth Drainage District L-8 Canal, said point lying 40.00 feet Northerly of as measured at right angles to the South line of said Section 11; thence, North 89 degrees 53'26" East, along said right-of-way line, a distance of 1036.39 feet: thence, North 03 degrees 00'00" West, along a line parallel with and 54.00 feet Westerly of, as measured at right angles to the East line of the Southeast 1/4 of said Section 11, a distance of 1211.31 feet; thence, North 46 degrees 30'00" West, a distance of 34.43 feet to the Southerly right-of-way line of Forest Hill Boulevard: thence, North 90 degrees 00'00" West, along said right-of-way line, a distance of 667.73 feet; thence, South 45 degrees 00'00" West, departing said right-of-way line, a distance of 35.36 feet; thence, South 00 degrees 00'00" West, a distance of 220.08 feet; thence, South 10 degrees 33'00" East, a distance of 189.46 feet to the Point of Curvature of a curve to the left having a radius of 214.00 feet; thence, Southwesterly, along said curve, through a central angle of 42 degrees 23'00", a distance of 158.30 feet to the Point of Tangency; thence, South 31 degrees 50'00" West, a distance of 30.40 feet to the Point of Curvature of a curve to the left having a radius of 199.00 feet; thence, Southwesterly along said curve, through a central angle of 58 degrees 10'00", a distance of 202.02 feet to the Point of Tangency; thence, South 90 degrees 00'00" West, a distance of 173.31 feet to the POINT OF BEGINNING; **Less** plats recorded as follows: Plat book 40, Pages 92-93; Plat book 45, Pages 136-137; Plat book 59, Pages 134-135; Plat book 65, Pages 89-90; and Plat book 67, Pages 184-186., being located on the southwest corner of Forest Hill Boulevard and Haverhill Road in the RM-Multiple Family Residential (Medium Density) Zoning District, is approved, subject to the following conditions:

1. All previous conditions of approval continue to apply unless expressly modified herein. (ONGOING: MONITORING)
2. Condition number 9. of Resolution R-90-1323 which currently states:

The petitioner shall include in all sales and promotional literature and agreements for purchase information that children in the development may be bused because of School Board policies regarding overcrowding, racial imbalancing or other policy matters.

This documentation shall be updated on an annual basis.

Is hereby amended to state:

The property owner shall post in a clear and visible location in all sales/rental offices and models an 11" X 17" sign provided by the Palm Beach County School District with the following language:

**\*@NOTICETO HOME BUYERS/TENANTS"**

School age children in this development may not be assigned to the most proximate public elementary, middle or high school because of School District policies regarding overcrowding, racial balancing or other boundary policy decisions. Please contact

the Palm Beach County School District Boundary Office at (407) 434-8100 to verify the most current school assignments(s) for the house addresses in this development. (ONGOING: SCHOOL BOARD)

Commissioner Roberts moved for approval of the Resolution.

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

KEN FOSTER, CHAIR	---	ABSENT
BURT AARONSON	---	AYE
MAUDE FORD LEE	---	AYE
KAREN T. MARCUS	---	ABSEFT
MARY MCCARTY	---	AYE
WARREN H. NEWELL	---	AYE
CAROL ROBERTS	---	AYE

The Chair thereupon declared the resolution was duly passed and adopted this 78 day of March, 1996.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

BY: [Signature]

DOROTHY H. WILKEN, CLERK BY: [Signature] DEPUTY CLERK

