

RESOLUTION NO. R-82-62

RESOLUTION APPROVING ZONING PETITION 82-85, 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. 82-85 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 29 July 1982; 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. The proposal would be in harmony and compatible with the present and future development of the area concerned.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 29th, day of July, 1982, that Petition No. 82-71, the petition of the Board of County Commissioners of Palm Beach County, by Norman Gregory, Chairman, for the REZONING FROM CG-GENERAL COMMERCIAL DISTRICT TO RS-RESIDENTIAL SINGLE FAMILY DISTRICT of a parcel located on the Northwest corner of the intersection of Hypoluxo Road and Paul-Mar Drive described in Exhibit A attached hereto and made a part hereof, was modified and approved as follows:

1. The property described in Exhibit B attached hereto and made a part hereof is hereby Rezoned from CG-GENERAL COMMERCIAL DISTRICT TO RS-RESIDENTIAL SINGLE FAMILY DISTRICT.

2. The property described in Exhibit C attached hereto and made a part hereof is hereby Rezoned from CG-GENERAL COMMERCIAL DISTRICT TO CS-SPECIALIZED COMMERCIAL DISTRICT.

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

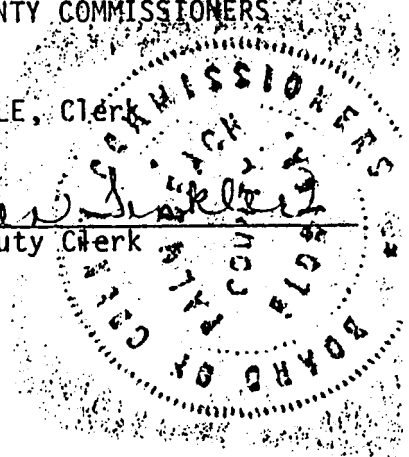
Norman Gregory, Chairman	-	Nay
Peggy Evatt, Vice Chairman	-	Aye
Bill Bailey, Member	-	Aye
Dennis Koehler, Member	-	Aye
Frank Foster, Member	-	Aye

The foregoing resolution was declared duly passed and adopted this 18th day of January, 1983 , confirming action of 29 July 1982.

PALM BEACH COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: Kathleen Dunkle
Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: John Corbett
County Attorney

Exhibit "A"

A **parcel** of land in Sections 5 and 8, Township 45 South, Range 43 East more particularly described as follows:

Beginning at the **point** of intersection of the centerline of the E-4 Canal and the Southerly right-of-way line of Hypoluxo Road in Section 8, Township 45 South, Range 43 East, go Northerly along the said centerline of the E-r Canal to a point **located** in Section 5, Township 45 south, Range 43 East which is the Northwest corner of the herein described **parcel** of land, said point lying on a line **parallel** with and 398 feet **North** of the Southerly right-of-way line of Hypoluxo Road; **thence** go **Easterly** along said **line** which is **parallel** to and 398 feet **north of** the Southerly right-of-way **line** of Hypoluxo Road **to** a point **on** the Easterly right-of-way line of Paul-Mar Drive; **thence** go Southerly along the said Easterly right-of-way line of Paul-Mar Drive as extended **Southerly** to a point of intersection with the South right-of-way line of Hypoluxo Road; **thence** go Westerly along the said South right-of-way line of Hypoluxo Road to the centerline of the E-4 Canal and the Point of *Beginning*.

A parcel of land in Sections 5 and 8, Township 45 South, Range 43 East more particularly described as follows:

Beginning at the point of intersection of the centerline of the E-4 Canal and the Southerly right-of-way line of Hypoluxo Road in Section 8, Township 45 South, Range 43 East, go Northerly along the said centerline of the E-r Canal to a point located in Section 5, Township 45 South, Range 43 East which is the Northwest corner of the herein described parcel of land, said point lying on a line parallel with and 398 feet North of the Southerly right-of-way line of Hypoluxo Road; thence go Easterly along said line which is parallel to and 398 feet north of the Southerly right-of-way line of Hypoluxo Road to a point on the Easterly right-of-way line of Paul-Mar Drive; thence go Southerly along the Said Easterly right-of-way line of Paul-Mar Drive as extended Southerly to a point of intersection with the South right-of-way line of Hypoluxo Road; thence go Westerly along the said South right-of-way line of Hypoluxo Road to the centerline of the E-4 Canal and the Point of Beginning.

Less the following described parcel:

Commencing at the Southeast corner of Section 5, Township 45 south, Range 43 East, Palm Beach County, Florida, run thence along the south Line of said Section 5, South $88^{\circ}-59'-45''$ West 1307.62 Feet to a point intersected by a projection of the centerline of PAULMAR DRIVE (formerly known as Baker's Island Access Road) as shown on the plat of ISLAND ESTATES ADDITION NO. 1, recorded in Plat Book 26, Page 95, Public Records of Palm Beach County, Florida, run thence along the centerline of said PAUL-MAR DRIVE, North $19^{\circ}-40'-45''$ West 212.0 feet; thence North $71^{\circ}-08'-15''$ West 31.96 feet to a pyramid monument on the westerly right-of-way line of said PAUL-MAR DRIVE and the POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, continue thence North $71^{\circ}-08'-15''$ West 410.04 feet to a pyramid monument on the Easterly right-of-way line of Lake Worth Drainage District Canal E-4 and a point on a curve concave to the West having a radius of 810.0 feet; thence Southerly along the arc of said curve and the Easterly right-of-way line of said Canal 283.79 feet through a central angle of $20^{\circ}-04'-27''$ to intersect the North Line of a right-of-way 80.0 feet wide known as HYPOLUXO ROAD; thence along the North line of said HYPOLUXO ROAD South $87^{\circ}-21'-15''$ East 472.5 feet to intersect the Westerly right-of-way line of the aforesaid PAUL-MAR DRIVE at a point 40.0 feet North from the South Line of said Section 5; thence along said Westerly Line of PAUL-MAR DRIVE, North $19^{\circ}-40'-45''$ West 181.24 feet to the POINT OF BEGINNING.

Containing 2.144 Acres, more or less.

Exhibit "C"

Commencing at the Southeast corner of Section 5, Township 45 South, Range 43 East, Palm Beach County, Florida, run thence along the South Line of said Section 5, **South 88°-59'-45" West 1307.62 Feet** to a point intersected by a projection of the centerline of PAUL-MAR DRIVE (formerly known as Baker's Island Access Road) as shown on the plat of ISLAND ESTATES ADDITION NO. 1, recorded in Plat Book 26, Page 95, Public Records of Palm Beach County, Florida, run thence along the centerline of said PAUL-MAR DRIVE, **North 19°-40'-45" West 212.0 feet**; thence **North 71°-08'-15" West 31.96 feet** to a pyramid monument on the westerly right-of-way line of said PAULMAR DRIVE and the POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, continue thence **North 71°-08'-15" West 410.04 feet** to a pyramid monument on the Easterly right-of-way line of Lake Worth Drainage District Canal E-4 and a point on a curve concave to the West having a radius of 810.0 feet; thence Southerly along the arc of said curve and the Easterly right-of-way line of said Canal **283.79 feet** through a central angle of **20°-04'-27"** to intersect the North Line of a right-of-way 80.0 feet wide known as HYPOLUXO ROAD; thence along the North line of said HYPOLUXO ROAD **South 87°-21'-15" East 472.5 feet** to intersect the Westerly right-of-way line of the aforesaid PAUL-MAR DRIVE at a point **40.0 feet North** from the South Line of said Section 5; thence along said Westerly Line of PAUL-MAR DRIVE, **North 19°-40'-45" West 181.24 feet** to the POINT OF BEGINNING.

Containing 2.144 Acres, more or less.