

RESOLUTION NO. R-88- 1807

RESOLUTION APPROVING ZONING PETITION NO. 86-32(C)
SPECIAL EXCEPTION PETITION OF JOHN MC CLURE

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. 86-32(C) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on November 30, 1987; 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, 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 made the following findings of fact:

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Petition No. 86-32(C) the petition of JOHN MC CLURE, for a SPECIAL EXCEPTION TO AMEND THE MASTER PLAN FOR A PLANNED UNIT DEVELOPMENT (WELLINGTON) PREVIOUSLY APPROVED UNDER ZONING PETITION 86-32(A) on MARCH 28, 1986 TO TRANSFER DENSITY FROM TRACT 68A TO TRACT 71 on a parcel of land lying in Section 14, Township 44 South, Range 41 East, described as follows:

Commencing at the Southwest corner of the Plat of "Polo Club Road Plat No. 1 as recorded in Plat Book 48, Pages 28 - 29, thence South 80 degrees 00' 00" East, along the Southerly right-of-way line of Polo Club Road as shown on the above referenced plat, a distance of 201.60 feet to the Point of Beginning.

From the Point of Beginning; thence South 35 degrees 00' 00" East, departing from said right-of-way line, a distance of 35.36 feet; thence South 10 degrees 00' 00" West a distance of 75.00 feet; thence North 80 degrees 00' 00" West a distance of 150.00 feet; thence South 10 degrees 00' 00" West a distance of 183.17 feet; thence South 46 degrees 00' 00" East a distance of 700.29 feet to the beginning of a tangent curve concave to the Southwest having a radius of 416.60 feet; thence Southeasterly along the arc of said curve, subtending a central angle of 13 degrees 11' 44", a distance of 95.95 feet; thence South 32 degrees 48' 16" East a distance of 489.04 feet; thence South 12 degrees 40' 59" East a distance of 205.73 feet to the beginning of a tangent curve concave to the North having a radius of 210.00 feet; thence Easterly along the arc of said curve, subtending a central angle of 194 degrees 17' 30", a distance of 712.12 feet; thence North 26 degrees 58' 30" West a distance of 144.49 feet; thence North 32 degrees 48' 16" West a distance of 632.04 feet to the beginning of a tangent curve concave to the Southwest having a radius of 766.60 feet; thence Northwesterly along the arc of said curve, subtending a central angle of 13 degrees 11' 44", a distance of 176.55 feet; thence North 46 degrees 00' 00" West a distance of 421.94 feet; thence North 05 degrees 01' 00" West a distance of 69.12 feet; thence North 88 degrees 00' 00" West a distance of 180.35 feet; thence North 10 degrees 00' 00" East a distance of 82.49 feet; thence North 53 degrees 52' 32" East a distance of 34.65 feet to the Point of Cusp of a curve concave to the North having a radius of 612.00 feet from which a radial line bears North 07 degrees 45' 03" East, said point also lying in the Southerly right-of-way line of the above referenced Polo Club Road; thence Westerly along the arc of said curve, subtending a central angle of 02 degrees 14' 57", a distance of 24.03 feet to the Point of Tangency; thence North 80 degrees 00' 00" West a distance of 105.00 feet to the Point of Beginning, located on the south side of Polo Club Road, approximately 0.2 mile southwesterly of Longmeadow Drive, in an AR-Agricultural Residential Zoning District, was approved as advertised, subject to the following conditions:

1. The petitioner shall comply with all conditions of previous approvals unless expressly modified herein.
2. Since sewer service is available to the property, septic tank shall not be approved for use on the property.
3. Because water service is available to the property, a well shall not be approved for potable water use.
4. Prior to Master Plan certification, the developer shall:
 - a. Revise the Master Plan for Wellington Planned Unit

Development to indicate access locations for each pod and clearly identify whether they are existing or proposed.

- b. Submit a separate master bike path plan indicating existing and proposed pedestrian/bike pathways, and existing roadways.


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

Carol A. Roberts	--	Absent
Carol J. Elmquist	--	Aye
Karen T. Marcus	--	Aye
Dorothy Wilken	--	Absent
Kenneth M. Adams	--	Aye

The foregoing resolution was declared duly passed and adopted this 25th day of October, 1988 confirming action of November 30, 1987.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY:

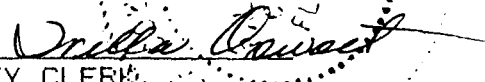


COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY:



DEPUTY CLERK

