

RESOLUTION NO. R-89- 363

RESOLUTION APPROVING ZONING PETITION NO. 88-31
REZONING PETITION OF PORTER INVESTMENT, LTD.

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. 88-31 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on March 24, 1988; 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. 88-31, the petition of PORTER INVESTMENT, LTD., by Bruce W. Parrish, Agent, for a REZONING FROM AR-AGRICULTURAL RESIDENTIAL ZONING DISTRICT TO IL-LIGHT INDUSTRIAL ZONING DISTRICT, on a parcel of land lying in Section 33, Township 43 South, Range 42 East, more particularly described as follows:

Beginning at the point of intersection of the West line of Tract 38, Block 6, THE PALM BEACH FARM COMPANY, PLAT NO. 3, as same is recorded in Plat Book 2, Page 46, with the Northerly right-of-way line of State Road No. 80 as said right-of-way is recorded in Road Plat Book 2 Pages 11 through 18, and from said POINT OF BEGINNING run Northerly, along the said West line of Tract 38, a distance of 200 feet; thence Easterly, along a line parallel with the said Northerly right-of-way line of State Road no. 80, a distance of 162.66 feet, more or less, to a point in the East line of the West 162.50 feet of said Tract 38; thence Southerly, running along the said East line of the West 162.50, a distance of 200.00 feet, more or less, to a point in the aforesaid

Northerly right-of-way line of State Road No. 80; thence Westerly, running along the said Northerly right-of-way line, a distance of 162.66 feet, more or less, to the POINT OF BEGINNING.

PARCEL 2

A parcel of land in Section 33, Township 45 South, Range 42 East, bounded on the West by the West line of Tract 38, Block 6, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof, recorded in Plat Book No. 2, Page 46 on the East by a line parallel to and 162.50 feet East of the West line of said Tract 38; on the North by a line parallel to and 308.70 feet South of the North line, of said Tract 38, and on the South by a line parallel to and 200.00 feet Northerly, measured along the West line of said Tract 38, from the Northerly right-of-way line of State Road No. 80, as now laid out and in use; Subject to an easement for road purposes over the East 12.5 feet thereof and to an easement for ingress and egress over the East 25.00 feet of the West 175.00 feet of said Tract 38.

PARCEL 3

The South 100.00 feet of the North 308.70 feet of the West 162.50 feet of Tract 38, Block 6, THE PALM BEACH FARMS COMPANY, PLAT NO. 3, recorded in Plat Book 2, Pages 45 to 54, inclusive. Subject to a road easement for road purposes over the East 12.50 feet thereof and to an easement for ingress and egress over the first 25.00 feet of the West 175.00 feet of said Tract 38.

PARCEL 4

The South 100.00 feet of the North 208.70 feet of the West 162.50 feet of Tract 38, Block 6, PALM BEACH FARMS COMPANY, PLAT NO. 3, recorded in Plat Book 2, Page 46. Subject to an easement for road purposes over the East 12.50 feet thereof and to an easement for ingress and egress over the East 25.00 feet of the West 175.00 feet of said Tract 38.

PARCEL 5

Starting at a point on the West boundary of Tract 38, Block 6, Plat 3, Palm Beach Farms Company, starting at a point 473.00 feet North of Southwest corner surveyors stake, Tract 38, Block 6 Section 33, Township 43 South, Range 42 East; East 150.00 feet then North 100.00 feet then West 150.00 feet then South 100.00 feet. Subject to easement over the East 25 feet of the West 175.00 feet for ingress and egress road right-of-way according to survey made in May, 1957 by Brockway, Weber and Brockway, commencing at the Northwest corner of Tract 38, Block 6, Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Pages 45 to 54, thence Southerly along the Westerly line of said Tract 38, a distance of 8.52 feet to the POINT OF BEGINNING; thence continue Southerly along said Westerly line, a distance of 573.00 feet to a point on the Northerly right-of-way of State Road No. 80, thence Easterly along said Northerly right-of-way, making an angle with the proceeding course of 92 degrees 33' 30" as turned from North to East, a distance of 162.66 feet thence Northerly parallel to the West line of said Tract 38 a distance of 488.70

feet; thence Westerly, making an angle of 90 degrees 02' 00" with the preceding course as turned from South to West, a distance of 12.50 feet; thence Northerly making an angle with the preceding course of 89 degrees 58' 00" as turned from East to North, a distance of 100.00 feet; thence Westerly parallel with the North line of said Tract 38, making an angle with the preceding course of 90 degrees 02' 00" as turned from South to West, a distance of 150.00 feet to the POINT OF BEGINNING. Subject to a 13.50 foot wide ingress and egress easement over the East 12.50 feet of the Southerly 488.70 feet thereof. Together with a 25.00 foot wide ingress and egress easement over the East 25.00 feet of the West 175.00 feet of the North 108.52 feet of said Tract 38, located on the north side of Southern Boulevard (S.R. 80), bounded on the north by Wallis Street, approximately .8 mile east of Florida's Turnpike (Sunshine State Parkway), was approved as advertised.

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

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

The foregoing resolution was declared duly passed and adopted this 28th day of February, 1989 confirming action of March 24, 1988.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

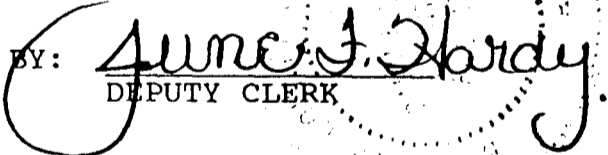
PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY:


COUNTY ATTORNEY

BY:


DEPUTY CLERK