

RESOLUTION NO. R-2015- 0115

RESOLUTION APPROVING ZONING APPLICATION EAC/ABN-2014-01888  
(CONTROL NO. 1991-00027)  
an Expedited Application Consideration  
APPLICATION OF Atlantis Investment Group LLC  
BY Frogner Consulting, LLC, AGENT  
(Atlantis Reserve)

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 applications relating to zoning;

WHEREAS, the notice and public hearing requirements, as provided for in Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067 as amended), have been satisfied;

WHEREAS, Zoning Application EAC/ABN-2014-01888 was presented to the Board of County Commissioners at a public hearing conducted on January 29, 2015;

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

WHEREAS, the, Board of County Commissioners pursuant to Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067 as amended) is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS hereby incorporates by reference the Findings of Fact in the staff report addressing the standards contained in Article 2.B.2.B for an Expedited Application Consideration; and,

WHEREAS, Article 2.A.1.K.3.b (Action by BCC) 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 Application EAC/ABN-2014-01888, the petition of Atlantis Investment Group LLC, by Frogner Consulting, LLC, agent, for an Expedited Application Consideration to delete all Conditions of Approval contained in Resolution R-2008-687, on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on January 29, 2015, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Berger moved for the approval of the Resolution.

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

Commissioner Shelley Vana, Mayor	- Aye
Commissioner Mary Lou Berger, Vice Mayor	- Aye
Commissioner Hal R. Valeche	- Aye
Commissioner Paulette Burdick	- Aye
Commissioner Steven L. Abrams	- Aye
Commissioner Melissa McKinlay	- Aye
Commissioner Priscilla A. Taylor	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on January 29, 2015.

Filed with the Clerk of the Board of County Commissioners on January 30th, 2015

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

SHARON R. BOCK,  
CLERK & COMPTROLLER

BY:

  
COUNTY ATTORNEY

BY:

  
DEPUTY CLERK FLORIDA



## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

From the Southeast corner of the Southwest quarter of Section 36, Township 44 South, Range 42 East, run North along the East line of said quarter section a distance of 1573.33 feet; thence run Westerly at an angle of 89 Degrees 50'17" from the last preceding course, measured from North to West, a distance of 50.00 feet to a **POINT OF BEGINNING**.

From the **POINT OF BEGINNING** run Westerly on a prolongation of the last preceding course a distance of 212.50 feet; thence Northerly on a line parallel to the East line of said quarter section a distance of 190.470 feet; thence Easterly on a line which forms an angle of 90 Degrees 13'18" with the East line of said quarter section measured from West to South, a distance of 212.50 feet; thence Southerly on a line parallel to the East line of said quarter section a distance of 190.250 feet to the **POINT OF BEGINNING**. **LESS** the East 3.00 feet of said Tract and **LESS AND EXCEPT** the following described land known as Parcel 221 contained in instruments recorded in Official Record Book 6048, Page 1155 and Official Record Book 6981, Page 1785.

A portion of the Southwest one-quarter (SW  $\frac{1}{4}$ ) of Section 36, Township 44 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

**COMMENCE** at the South one-quarter (S  $\frac{1}{4}$ ) of said Section 36; thence North 1 Degree 47'03" East, along the North-South one-quarter (N-S  $\frac{1}{4}$ ) Section line of said 36, a distance of 1573.66 feet; thence North 88 Degrees 12'57" West as measured at right angles to said North-South one-quarter (N-S  $\frac{1}{4}$ ) line of Section 36, a distance of 53.00 feet to a point on the existing Westerly right-of-way line of Military Trail, as recorded in Official Record Book 3735, Page 701, said point also being the **POINT OF BEGINNING**; thence North 88 Degrees 02'55" West, a distance of 14.00 feet; thence North 1 Degree 47'03" East, parallel with and 14.00 feet West of said existing Westerly right-of-way line of Military Trail, a distance of 190.34 feet; thence South 87 Degrees 59'23" East, a distance of 14.00 feet, to a point on said existing Westerly right-of-way of Military Trail; thence South 1 Degree 47'03" West, along said existing Westerly right-of-way line of Military Trail, a distance of 190.32 feet to the **POINT OF BEGINNING**.

#### PARCEL 2:

Lot 3, **PINE RIDGE ESTATES**, an unrecorded subdivision, more particularly described as follows:

The East 106.0 feet of the following described parcel:

From the Southeast corner of the Southwest quarter of Section 36, Township 44 South, Range 42 East, run North along the East line of said quarter section a distance of 1573.22 feet; thence run Westerly at an angle of 90 Degrees 09'43" measured from South to a West a distance of 50.00 feet to a point; thence running Westerly on a prolongation of the last preceding course, a distance of 530.50 feet to a **POINT OF BEGINNING** of the lands herein described thence Northerly on a line parallel to the East line of said quarter section, a distance of 190.80 feet; thence Easterly on a line which forms an angle of 89 Degrees 46'42" measured from South to East, a distance of 318 feet; thence Southerly on a line parallel to the East line of said quarter section, a distance of 190.47 feet; thence West on a line parallel to the next to the last course, a distance of 318 feet to the **POINT OF BEGINNING**, **LESS** the West 106 feet thereof.

**TOGETHER WITH** right of ingress and egress over a 30 foot strip of land running West from Military Trail, more particularly described as follows:

**BEGINNING** at the Southeast corner of the Southwest quarter of Section 36, Township 44

South, Range 42 East; thence North along the quarter of section line a distance of 1793.426 feet to a point in the center of Military Trail; thence West on a angle of 90 Degrees 13'18" from South to West a distance of 50 feet to the **POINT OF BEGINNING**; thence continue West on the last course a distance of 1292.71 feet to a point; thence South on an angle of 89 Degrees 37'15" from East to South a distance of 30 feet to a point; thence East on an angle of 90 Degrees 02'45" from North to East a distance of 1292.79 feet to a point; thence North on an angle 89 Degrees 46'42" from West to North a distance of 30 feet to the **POINT OF BEGINNING**.

EXHIBIT B  
VICINITY SKETCH

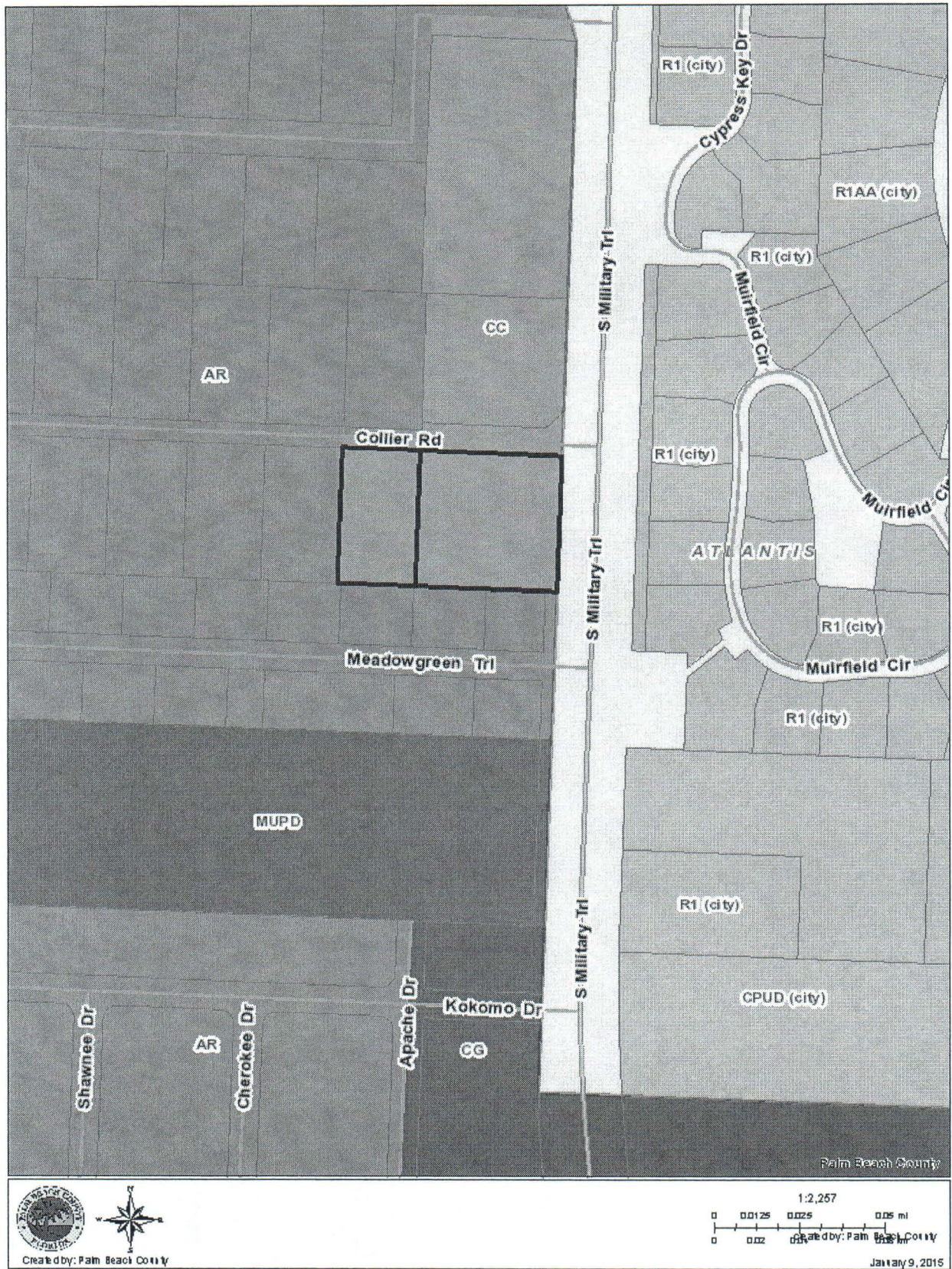


EXHIBIT C  
CONDITIONS OF APPROVAL

**Expedited Application Consideration**

**DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.