

RESOLUTION NO. R-2015- 0530

RESOLUTION CORRECTING RESOLUTION NO. R-2015-0010  
CORRECTING LEGAL DESCRIPTION  
(CONTROL NO. 2004-00369)  
RESOLUTION APPROVING ZONING APPLICATION OF  
Delray Beach Associates I, LLC  
APPLICATION NO. CRB-2015-00595

WHEREAS, Delray Beach Associates I, LLC petitioned the Palm Beach County Board of County Commissioners on January 8, 2015 for an Official Zoning Map Amendment to a Planned Development District to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District;

WHEREAS, Resolution No. R-2015-0010 adopted January 8, 2015 confirming the action of the Board of County Commissioners, inadvertently contained an incorrect legal description; and

WHEREAS, the legal description of Resolution No. R-2015-0010 should have read as shown on Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby affirmed and ratified.
2. The legal description of Resolution No. R-2015-0010 is hereby corrected.

Commissioner Abrams moved for the approval of the Resolution.

The motion was seconded by Commissioner Berger, 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	- Absent

The Chairperson thereupon declared the resolution was duly passed and adopted on April 23, 2015.

Filed with the Clerk of the Board of County Commissioners on April 29th, 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



EXHIBIT A

LEGAL DESCRIPTION

**Legal Descriptions Preserves Rezoning**

**DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 17B**

BEING TRACTS 73, 74, 81 AND 82, BLOCK 45, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LESS AND EXCEPT THE NORTH 45.00 FEET OF SAID TRACTS 73 AND 74,  
LESS AND EXCEPT THE SOUTH 585.69 FEET OF SAID TRACTS 81 AND 82.

CONTAINING 10.467 ACRES, MORE OR LESS.

**DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 23**

TRACTS 75, 76 AND 77, BLOCK 45, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM THE FOLLOWING THREE DESCRIBED PARCELS OF LAND:

THE NORTH 38.00 FEET OF SAID TRACT 77, AS CONVEYED TO LAKE WORTH DRAINAGE DISTRICT BY DEED RECORDED IN DEED BOOK 113, PAGE 600, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE NORTH 38.28 FEET OF SAID TRACTS 75 AND 76, AS CONVEYED TO LAKE WORTH DRAINAGE DISTRICT BY CHANCERY CASE NO. 407 RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

A PARCEL OF LAND BEING A PORTION OF SAID TRACTS 76 AND 77 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACTS 77; THENCE SOUTH 00°57'10" EAST ALONG THE WEST LINE OF SAID TRACT 77, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°03'41" EAST ALONG A LINE 38.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 77, A DISTANCE OF 350.02 FEET; THENCE SOUTH 00°59'11" EAST ALONG THE EAST LINE OF SAID TRACTS 77, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°03'41" EAST ALONG A LINE 38.28 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 76, A DISTANCE OF 254.07 FEET; THENCE SOUTH 00°59'29" EAST, A DISTANCE OF 360.31 FEET; THENCE SOUTH 89°03'41" WEST, A DISTANCE OF 604.33 FEET; THENCE NORTH 00°57'10" WEST ALONG THE WEST LINE OF SAID TRACT 77, A DISTANCE OF 360.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.446 ACRES MORE OR LESS.

**DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 24**

BEING A PORTION OF TRACTS 57, 58 AND 59 OF THE PALM BEACH FARMS COMPANY PLAT NO. 1 OF SECTION 17 TOWNSHIP 46 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2 PAGE 26 OF THE PUBLIC RECORDS OF PALM

BEACH COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 57 THENCE NORTH 89°13'01" EAST, ALONG THE NORTH LINE OF SAID TRACT 57, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°13'01" EAST ALONG THE NORTH LINE OF SAID TRACTS 57, 58 AND 59, DISTANCE OF 726.89 FEET; THENCE SOUTH 00°46'59" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 89°13'01" WEST, A DISTANCE OF 725.13 FEET; THENCE NORTH 01°07'06 WEST ALONG THE EAST RIGHT-OF-WAY LINE OF STARKEY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4325, PAGE 1673 OF SAID PUBLIC RECORDS, A DISTANCE OF 300.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 5.00 ACRES MORE OR LESS.

**DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 25**

TRACT 42, LESS THE SOUTH 70.0 FEET THEREOF, AND LESS THE EAST 80.0 FEET THEREOF, BLOCK 52, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO LESS AND EXCEPT THE WEST 19.80 FEET OF SAID TRACT 42, ACCORDING TO CHANCERY CASE NO. 407 AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS.

CONTAINING 6.489 ACRES MORE OR LESS.

**DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 26**

TRACT 105, BLOCK 45, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.004 ACRES MORE OR LESS.

**DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 27**

TRACT 25, PALM BEACH FARMS CO. PLAT NO. 1, OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGES 26-28, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.181 ACRES MORE OR LESS.

**DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 28**

A PART OF TRACTS 57 THROUGH 59, INCLUSIVE, THE PALMBEACH FARMS CO. PLAT NO. 1, OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 57, THENCE ON AN ASSUMED BEARING OF NORTH 0° 45' 32" WEST, ALONG THE WEST LINE OF SAID TRACT 57, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°37'26" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0° 45' 32" WEST, ALONG A LINE 15.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF SAID TRACT 57, A DISTANCE OF 615.00 FEET TO A POINT 43.13 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 57; THENCE SOUTH 87° 38' 56" EAST, A DISTANCE OF 347.59 FEET; THENCE NORTH 89° 24' 50" EAST, ALONG A LINE 60.94 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID

TRACTS 57 THROUGH 59 INCLUSIVE, A DISTANCE OF 572.49 FEET; THENCE SOUTH 0° 49' 57" EAST, A DISTANCE OF 600.57 FEET; THENCE SOUTH 89° 37' 26" WEST, ALONG A LINE 15.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 59, 58 AND 57, A DISTANCE OF 919.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.708 ACRES MORE OR LESS.

**DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 29**

TRACT 98, BLOCK 45, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.005 ACRES MORE OR LESS.

**DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 30**

TRACT 107, BLOCK 45, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.004 ACRES MORE OR LESS.

**DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 31**

BEING A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING DELINEATED ON THE ADAIR & BRADY, INC., SURVEY DRAWING NO. FP-1298 AS REVISED IN 1996, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1 AS MARKED BY AN 8" ROUND CONCRETE MONUMENT WITH A DISK INSCRIBED "PRECISE SURVEY CITY OF WEST PALM BEACH" AS SET BY BROCKWAY, WEBER & BROCKWAY; THENCE SOUTH 00° 54' 39" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE EAST LINE OF SECTION 1, A DISTANCE OF 1707.62 FEET TO AN IRON ROD; THENCE SOUTH 89° 28' 27" WEST, 89.26 FEET TO THE POINT OF BEGINNING BEING A 4" X 4" CONCRETE MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 AS RECORDED IN ROAD PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89° 28' 27" WEST, 1328.44 FEET TO A 4" X 4" CONCRETE MONUMENT; THENCE SOUTH 01° 04' 59" EAST, 330.02 FEET TO A 1" PIPE IN CONCRETE; THENCE NORTH 89° 28' 27" EAST, 1328.96 FEET TO A 1" PIPE IN CONCRETE ON SAID WEST RIGHT-OF-WAY LINE OF S.R. 7; THENCE NORTH 01° 10' 24" WEST ALONG SAID RIGHT-OF-WAY LINE, 330.02 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL BEING PARCEL NO. 107 AS SET FORTH IN THE STIPULATED ORDER OF TAKING ENTERED IN CASE NUMBER 98-003085-A1, RECORDED IN OFFICIAL RECORD BOOK 10581, PAGE 1768, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TO WIT:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "B", "PLAT OF S.T.J. PROPERTIES, INC.", AS RECORDED IN PLAT BOOK 73, PAGE 178, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING A FOUND CONCRETE MONUMENT WITH NAIL & TAB; THENCE SOUTH 89° 33' 21" WEST ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 1.621 METERS (5.32 FEET); THENCE NORTH 01° 10' 57" WEST ALONG A LINE 71.628 METERS

(235.00 FEET) WEST OF AND PARALLEL WITH THE BASE LINE OF SURVEY FOR STATE ROAD 7 (U.S. 441) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93210-2524, A DISTANCE OF 235.807 METERS (773.64 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 01° 10' 57" WEST ALONG A LINE 71.628 METERS (235.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY FOR STATE ROAD 7, A DISTANCE OF 100.611 METERS (330.09 FEET); THENCE NORTH 89° 28' 26" EAST, A DISTANCE OF 48.769 METERS (160.00 FEET); THENCE SOUTH 01° 10' 57' EAST ALONG A LINE 22.860 METERS (75.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 100.611 METERS (330.09 FEET); THENCE SOUTH 89° 28' 26" WEST, A DISTANCE OF 48.769 METERS (160.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 8.838 ACRES MORE OR LESS.

**DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 32**

TRACT 45, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS ALSO BEING DESCRIBED AS:

TRACT 45, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 5.027 ACRES MORE OR LESS.

**DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 33**

BEING THE SOUTH 507.08 FEET OF TRACTS 87 AND 88, BLOCK 45, PALM BEACH FARMS CO, PLAT NO, 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 7.683 ACRES MORE OR LESS.

**DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 34**

TRACT 46, LESS THE WEST 296.15 FEET THEREOF, TOGETHER WITH THE WEST 56.15 FEET OF TRACT 47, BLOCK 52, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION PREVIOUSLY CONVEYED FOR RIGHT-OF-WAY PURPOSES AND RECORDED IN OFFICIAL RECORDS BOOK 10901, PAGE 1163, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.709 ACRES MORE OR LESS.

**DESCRIPTION: VALENCIA ASSEMBLAGE PRESERVE NO. 35**

TRACT 43, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 5.029 ACRES, MORE OR LESS.