

RESOLUTION NO. R-89- 342

RESOLUTION APPROVING ZONING PETITION NO. 87-112
REZONING PETITION OF GRQ LIMITED

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. 87-112 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on March 2, 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. 87-112, the petition of GRQ LIMITED, F. Martin Perry, Agent, for a REZONING FROM AR-AGRICULTURAL RESIDENTIAL ZONING DISTRICT TO RS-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, IN PART, on a parcel of land lying in a portion of Sections 2 and 3, Township 45 South, Range 42 East, AND Lot One and that portion of Lot Two lying East of the Lake Worth Drainage District E-3 Canal in Tract 38 of the "Hiatus" between Township 44 and 45 South, Range 42 East (also known as Township 44 1/2 South, Range 42 East), lying North of the Lake Worth Drainage District Lateral Number 17 being more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 3; thence North 00 degrees 47' 13" West along the West line of the East 1/2 of said Section 3, a distance of 142.96 feet; thence South 89 degrees 48' 13" East, a distance of 40.01

feet to a POINT OF INTERSECTION of the Northerly Right-of-Way line of Hypoluxo Road (as now laid out and in use) as recorded in Road Book 4, Page 1, with the Easterly Right-of-Way line of Jog Road (as now laid out and in use) as recorded in Road Book 4, Page 136; thence North 00 degrees 47' 13" West, along the said easterly Right-of-Way line of Jog road, same line also being 40 feet east (as measured at right angles) and parallel with the said West line of the East 1/2 of Section 3, a distance of 2400.97 feet to a POINT OF INTERSECTION with the centerline of the Lake Worth Drainage District Lateral Number 17 Canal as described in Official record Book 2411, Page 114 said POINT OF BEGINNING of this description; thence continuing North 00 degrees 47' 13" West, along said Easterly Right-of-Way of Jog Road, a distance of 2770.69 feet to a POINT OF INTERSECTION with the Southerly Right-of-way line of the Lake Worth Drainage District Lateral Number 16 Canal, as described in Official Record Book 2393, Page 1134; thence North 89 degrees 11' 55" east along the said Southerly Right-of-Way Line of the Lake Worth Drainage district Lateral Number 16 Canal, same line also being 35.00 feet south of (as measured at right angles) and parallel with the north Line of the said East 1/2 of Section 3, a distance of 2686.02 feet to the West line of said Section 2; thence North 89 degrees 24' 10" East continuing along the said Southerly Right-of-Way Line of the Lake Worth Drainage District Lateral Number 16 Canal, same line also being 35.00 feet South of (as measured at right angles) and parallel with the North line of the West 1/2 of said section 2, a distance 2002.52 feet; thence South 00 degrees 26' 12" East, a distance of 655.79 feet; thence North 89 degrees 37' 00" East, a distance of 213.35 feet to a POINT OF INTERSECTION with the Westerly Right-of-Way line of Lake Worth Drainage District E-3 Canal as described in Official Record Book 2393, Page 1133; thence South 05 degrees 28' 31" East along the said Westerly Right-of-Way Line of the Lake Worth Drainage District E-3 Canal, a distance of 2158.29 feet to a POINT OF INTERSECTION with the said centerline of the Lake Worth Drainage District Lateral Number 17 Canal; thence North 89 degrees 46' 25" West along the said centerline of the Lake Worth Drainage District Lateral Number 17 Canal, a distance of 2403.05 feet; thence continuing along said centerline of the Lake Worth Drainage District Lateral Number 17 Canal South 89 degrees 14' 14" West, a distance of 2671.59 feet to the POINT OF BEGINNING.

TOGETHER WITH the following described parcel.

Commencing at the Northeast corner of said Section 2; thence South 00 degree 19' 58" East along the East line of said Section 2, a distance of 20.00 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 19' 58" East along said East line of Section 2, same line also being the Northerly projection of and the West line of Plat of Concept Homes of Lantaha Plat No. 2 and Plat No. 3 as recorded in Plat Book 38, Page 13 and 14 and Plat Book 39, Page 123 thru 125, a distance of 2790,84 feet to the Southeast corner of the

Northeast 1/4 of said Section 2; thence North 89 degrees 46' 27" West, along the South line of the said Northeast 1/4 of Section 2, a distance of 2665.22 feet to the center of said Section 2; thence North 89 degrees 46' 25" West, along the South line of the Northwest 1/4 of said Section 2, a distance of 169.69 feet to the Easterly Right-of-Way Line of the Lake Worth Drainage District E-3 Canal as described in Official record Book 2393, Page 1133; thence North 05 degrees 28' 31" West along the said Easterly Right-of-Way Line of Lake Worth Drainage District E-3 Canal, a distance of 2086.51 feet; thence North 89 degrees 37' 00" East, a distance of 353.56 feet to the West line of the Northeast 1/4 of said Section 2; thence North 00 degrees 25' 10" West along the said West line of the Northeast 1/4 of Section 2, a distance of 673.28 feet; thence North 89 degrees 25' 14" East along a line 20.00 feet South (as measured at right angles) and parallel with the North line of the said Northeast 1/4 of Section 2, same line also being the Southerly Right-of-Way Line of the Lake Worth Drainage District Lateral Number 16 Canal as described in Official Record Book 2393, Page 1133, a distance of 2669.27 feet to the POINT OF BEGINNING;

TOGETHER WITH the following described parcel:

Commencing at the Northeast Corner of said Lot One, Hiatus Tract 38, same point also being the Southeast Corner of Section 35, Township 44 South, Range 42 East; thence South 38 degrees 28' 00" East along the Easterly Line of said Lot One, a distance of 52.25 feet to the POINT OF BEGINNING; thence continuing South 38 degrees 28' 00" East along the Easterly Line of said Lot One, a distance of 693.39 feet to a POINT OF INTERSECTION with the Northerly Right-of-Way Line of Lake Worth Drainage District Lateral Number 16 Canal as described in Official Record Book 2393, Page 1133 said point being North 38 degrees 28' 00" West, a distance of 63.34 feet from the Northeast Corner of Section 2 of said Township 45 South, Range 42 East; thence South 89 degrees 25' 14" West along the said Northerly Right-of-Way Line of Lake Worth Drainage District Lateral Number 16 Canal, same line also being 50.00 feet North (as measured at right angles) and parallel with the South line of said Lot One, Hiatus Tract 38, a distance of 2670.86 feet crossing into said Lot Two, Hiatus Tract 38; thence continuing along said Northerly Right-of-Way Line of Lake Worth Drainage District Lateral Number 16 Canal, same line also being 50.00 feet North as measured at right angles) and parallel with the South line of said Lot Two, Hiatus Tract 38, South 89 degrees 24' 10" West, a distance of 376.88 feet to a POINT OF INTERSECTION with the Easterly Right-of-Way Line of Lake Worth Drainage District E-3 Canal as described in Official Record Book 2411, Page 1114; thence North 03 degrees 20' 59" West along the said Easterly Right-of-Way Line of Lake Worth Drainage District E-3 Canal, a distance of 647.74 feet to a POINT OF INTERSECTION with the Southerly Right-of-Way line of Lantana Road, also known as State Road 812, (as now laid out and in use) as shown on State Road Department Right-of-Way Map, Section 9353-150, Sheets 1 and 2 of 2, dated 1952; thence South 88 degrees 25'

44" East along the said Southerly Right-of-Way line of Lantana Road, same line also being 40.00 feet South (as measured at right angles) and parallel with the North line of said Lot One, Hiatus, Tract 38, a distance of 2655.10 feet to the POINT OF BEGINNING, located on the northeast corner of the intersection of Hypoluxo Road and Jog Road, bounded on the north by Lantana West Road, was approved as advertised.

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

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

The foregoing resolution was declared duly passed and adopted this 28th day of February, 1989 confirming action of March 2, 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