

RESOLUTION NO. R-73- 635

RESOLUTION APPROVING ZONING PETITION

WHEREAS, the Board of County Commissioners, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, and Chapter 70-863, Laws of Florida, Special Acts of 1970, 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. 73-171 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 28 September 1973.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 28th day of September, 1973, that petition No. 73-171, the petition of JACK C. MAY for the REZONING, FROM AGRICULTURAL DISTRICT TO RS-RESIDENTIAL SINGLE FAMILY DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on a parcel of land in Section 31, Township 46 South, Range 43 East, and Section 36, Township 46 South, Range 42 East, being more particularly described as follows: beginning at the Southeast corner of said Section 36 run thence on an assumed North along the East line thereof 2696.60 feet to the East quarter corner; thence South 89° 50' 30" West 1344.52 feet; thence North 00° 07' 20" West 1344.47 feet; thence South 89° 46' 59" West 672.90 feet; thence North 00° 08' 57" West 1343.77 feet, more or less, to a point in the North line of aforesaid Section 36; thence North 89° 43' 27" East 2020.79 feet, more or less, to the Northeast corner of Section 36; thence South 89° 43' 40" East along the North

line of said Section 31, 1956.0 feet to a point in the West right-of-way line of Lake Worth Drainage District Canal E-4; thence South $01^{\circ} 30' 50''$ East 2689.73 feet to an angle point in the Westerly right-of-way line of Canal E-4; thence South $05^{\circ} 11' 44''$ West along said right-of-way line 567.21 feet, more or less, to a point in the Northwesterly right-of-way line of Congress Avenue; thence South $47^{\circ} 39' 48''$ West along just said right-of-way line 621.73 feet to the beginning of a curve concave to the Southeast, having a radius of 1969.80 feet and a central angle of $47^{\circ} 41' 00''$; thence Southwesterly along the arc of said curve 1639.33 feet to the end of said curve; thence South $00^{\circ} 01' 12''$ East 250.05 feet, more or less, to a point in the South line of Section 31; thence North $89^{\circ} 59' 12''$ West 870.0 feet, more or less, to the Point of Beginning. Said property located approximately 1 mile south of the intersection of Germantown Road and Congress Avenue, was approved as advertised subject to the following special conditions:

- (1) At the time of platting, the developer shall construct the additional two (2) lanes within the project, to provide for four (4) laning Congress Avenue;
- (2) Construction of the right and left turn lanes along with signalization of the entrance to the Planned Unit Development shall be provided at the developer's expense;
- (3) In the event that other parties undertake the development of specific parcels within the Planned Unit Development, they shall be coordinated and reviewed by the principal Planned Unit Development developer prior to their submittal to the County;
- (4) There shall be an emergency access between this project and the proposed Palm Aire Planned Unit Development to provide for emergency traffic only;
- (5) The condominium documents for the development shall provide for the maintenance of the Lake Worth Drainage District Canal within the project and the lakes with provisions that the L.W.D.D. be the alternate if necessary.

The foregoing resolution was offered by Commissioner Warren ,
whomoveditsadoption ● The motion was seconded by Commissioner
Culpepper , and upon being put to a vote, the vote was as follows:

Lake Lytal
aye
E. W. Weaver
aye
Robert C. Johnson
aye
George V. Warren
aye
Robert F. Culpepper
aye

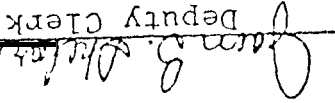
The Chairman thereupon declared the resolution duly passed and
adopted this 16 day of October , 1973, confirming action of

September 28, 1973.

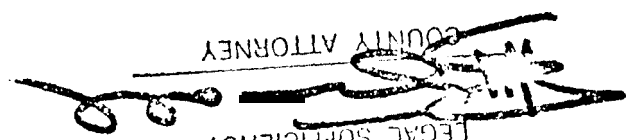
PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By:


Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY


COUNTY ATTORNEY