

RESOLUTION NO. R-74-72

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. 73-196 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 4 January 1974.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 4th day of January, 1974, that petition No. 73-196, the petition of FPA CORPORATION by Thor Amlie, Senior Vice President, for the REZONING, FROM AG-AGRICULTURAL DISTRICT TO RS-RESIDENTIAL SINGLE FAMILY DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on those portions of Section 36, Township 46 South, Range 42 East described as follows: all that portion of the Northwest 1/4 lying South of Lake Worth Drainage District Lateral Canal L-38, less the West 40 feet thereof and; all that portion of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 lying South of said Lake Worth Drainage District Lateral Canal L-38 and; the Southwest 1/4 of the Northeast 1/4 and; the Southeast 1/4 less the South 27 feet thereof; and the Southwest 1/4 less the South 27 feet thereof and less the West 40 feet thereof. Said property located on the east

side of Military Trail (S.R. 809) and the north side of proposed Clint Moore Road, was approved as advertised subject to the following special conditions:

- 1) The developer shall dedicate twenty (20) acres to the Palm Beach County Board of Public Instruction to be used as a school site. The dedication shall be executed at the last phase of the project and shall be subject to a reverter clause to Palm Beach County for park purposes;
- 2) An additional area within the commercial property shall be provided for a fire station if the Palm Beach County Board of Public Instruction utilizes the entire twenty (20) acres dedicated to them for a school site;
- 3) The developer shall provide internal security for the project;
- 4) The developer shall provide a preservation zone in the southern area of the project as shown by the Phase II and Phase III on the proposed Master Plan;
- 5) The developer shall provide a completed water and sewer contract;
- 6) A minimum floor elevation shall be fourteen (14) feet above mean sealevel;
- 7) Prior to the issuance of any building permits the developer shall dedicate to Palm Beach County a four (4) lane section for Military Trail (S.R. 809) from Clint Moore Road to Germantown Road and the construction of said section;
- 8) The developer shall provide at his expense signalization of the two (2) entrance points onto Military Trail (S.R. 809);
- 9) The developer shall construct at his expense the left and right turn lanes at the two (2) project entrance points on Military Trail (S.R. 809).

The foregoing resolution was offered by Commissioner Warren , who moved its adoption. The motion was seconded by Commissioner Weaver , 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 29th day of January , 1974, confirming action of January 4, 1974.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: James B. Shelton
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Michael B. Small
Michael B. Small
County Attorney

