

RESOLUTION NO. R-74- 335

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. 74-46 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 25 April 1974.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 25th day of April, 1974, that petition No.74-46, the petition of DANIELI CORPORATION by Salvatore J. Balsamo, Agent, for the REZONING, FROM AG-AGRICULTURAL DISTRICT TO RE-RESIDENTIAL ESTATE DISTRICT of all of Sections 4, 9, 10 and 15, the East 1/2 of Sections 8 and 17, the East 1/2 of Section 5, less the canal right-of-way for C-18, the West 1/2 of Section 14, and Section 16, less the Southeast 1/4, all being in Township 42 South, Range 41 East, lying North of the Lake Park West Extension Road right-of-way; also Sections 28, 32 and 33, Township 41 South, Range 41 East, lying South of the Central and Southern Florida Flood Control District Canal C-18 and lying South of the Seaboard Airline Railroad right-of-way. Said property located on the north side of Lake Park West Road Extension, approximately 1 1/2 miles west of State Road No. 7, containing approximately 4,774 acres, was approved as advertised with the further approval of a Special Exception for a Planned Unit Development on a part of the project containing approximately 1165 acres, being more particularly described as: All of Section 10 and part of Section 15 lying North of Lake Park West

Road, being in Township 42 South, Range 41 East, and being more particularly described as follows: begin at the Northeast corner of said Section 15; thence South 87° 37' 03" West along the North line of said Section 15, a distance of 101.95 feet to an intersection with a line that is 101.56 feet West of and parallel to the East line of Section 15; thence South 2° 37' 33" West along said parallel line a distance of 4616.29 feet to an intersection with the North right-of-way line of Lake Park West Road; thence South 86° 39' 28" West along said North right-of-way line a distance of 4886.08 feet to an intersection with the West line of said Section 15; thence North 0° 56' 44" East along the West line of the Southwest 1/4 of said Section 15, a distance of 1999.19 feet to the Northwest corner of said Southwest 1/4; thence North 2° 11' 47" West along the West line of the Northwest 1/4 of said Section 15 a distance of 2684.71 feet to the Northwest corner of said Section 15; thence North 2° 32' 19" East along the West line of said Section 10 a distance of 5255.57 feet to the Northwest corner of said Section 10; thence North 87° 02' 40" East along the North line of said Section 10 a distance of 5226.20 feet to the Northeast corner of said Section 10; thence South 2° 03' 49" West along the East line of said Section 10 a distance of 5304.43 feet to the Point of Beginning, containing 1165.00 acres more or less, subject to the following special conditions:

- 1) Developer shall construct two (2) lanes of a one hundred twenty (120) foot section, for Northlake Boulevard, from the entrance road east to meet the existing pavement;
- 2) Upon demand, when determined to be required by the County, the developer shall construct at his expense the right turn lane at the east entrance road on Northlake Boulevard;
- 3) Upon demand, when determined to be required by the County, the developer shall install traffic signalization at the intersection of Northlake Boulevard and Bee Line Highway;
- 4) Upon demand, when determined to be required by the County, developer shall provide for railroad pre-emption at the intersection of Northlake Boulevard and Bee Line Highway;

- 5) Approval of the drainage shall be obtained from all appropriate governmental agencies;
- 6) Developer shall dedicate a twenty (20) acre school site with a fifteen (15) year reverter clause to the petitioner if not utilized by the School Board;
- 7) Density shall not exceed one (1) dwelling unit per 2.4 gross acres; on the subject 1165 acres PUD;
- 8) Developer shall submit phasing plan for the project;
- 9) Developer shall coordinate the location of any future school sites with the Palm Beach County Board of Public Instruction.

The foregoing resolution was offered by Commissioner Weaver , who moved its adoption. The motion was seconded by Commissioner Warren , and upon being put to a vote, the vote was as follows:

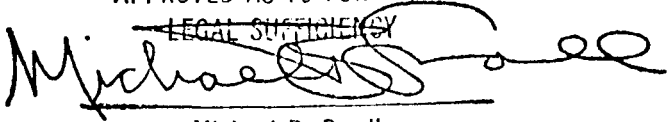
Robert F. Culpepper	- Aye
Lake Lytal	- Aye
E. W. Weaver	- Aye
Robert C. Johnson	- Aye
George V. Warren	- Aye

The Chairman thereupon declared the resolution duly passed and adopted this 7th day of May , 1974, confirming action of 25 April 1974.

PALM BEACH COUNTY, FLORIDA  
 BY ITS BOARD OF COUNTY  
 COMMISSIONERS

JOHN B. DUNKLE, Clerk

APPROVED AS TO FORM AND  
~~LEGAL SUFFICIENCY~~



Michael B. Small  
 County Attorney

By   
 Deputy Clerk