

RESOLUTION NO. R-75- 540

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. 75-92 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 31 July 1975.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 31 day of **July**, 1975, that petition No. 75-92, the petition of THOMAS J. WHITE by Sam Ogren, Jr., Agent, 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 a parcel of land beginning at the Southwest corner of Section 36, Township 42 South, Range 42 East, Palm Beach County, Florida; run thence North 0° 04' 00" West along the West line of Section 36, a distance of 1635.52 feet (the North line of the Southwest 1/4 of Section 36 is assumed to bear East-West and all bearings herein are relative thereto); thence East, a distance of 190.0 feet; thence North 36° 07' 35" East, a distance of 185.71 feet; thence South 61° 04' 25" East, a distance of 217.08 feet; thence East, a distance of

70.00 feet; thence North 20° 10' 14" East, a distance of 261.01 feet; thence East, a distance of 450.00 feet; thence South 52° 02' 45" East, a distance of 317.06 feet; thence South 23° 03' 05" East, a distance of 255.39 feet; thence North 84° 55' 13" East, a distance of 451.77 feet; thence North 67° 31' 47" East, a distance of 444.81 feet; thence North 0° 13' 43" East, a distance of 270.00 feet; thence East, a distance of 300.00 feet to a point in the Westerly right-of-way of Military Trail (State Road 809), Said right-of-way being parallel with and 50 feet Westerly from the East line of the Southwest 1/4 of Section 36; thence South 0° 13' 43" West along said right-of-way, a distance of 1550.32 feet to the beginning of a curve concave to the West having a radius of 28,597.80 feet; thence Southerly along the arc of said curve, a distance of 447.69 feet to the South line of said Section 36; thence North 89° 30' 15" West along the South line of Section 36, a distance of 2598.32 feet to the Point of Beginning. Said property lying between Haverhill Road and Military Trail (S.R. 809) approximately 3/4 mile south of Dyer Boulevard, was approved as advertised subject to the following special conditions:

1. Developer shall construct the following at Military Trail (S.R. 809) and the development's north entrance:
 - a. Right turn lane, north approach
 - b. Left turn lane, south approach
 - c. Left and right turn lane, west approach
 - d. Signalization when warranted
2. Developer shall construct the following at Military Trail (S.R. 809) and the development's south entrance:
 - a. Left turn lane, south approach
 - b. Left and right turn lane, west approach
3. Developer shall construct the following at Haverhill Road and the development's north entrance:
 - a. Left turn lane, north approach
 - b. Right turn lane, south approach
 - c. Left and right turn lane, east approach
 - d. Signalization, if and when warranted

4. Developer shall construct a left turn lane, north approach of Haverhill and the development's south entrance
5. Developer shall construct the intersection and roadway improvements including signalization on the development's interior roadways as prescribed by the Traffic Impact Analysis (Exhibit #12) for the development.
6. Developer shall dedicate the following right-of-way from the centerline of the roads, to Palm Beach County:
 - a. Sixty (60) feet for Military Trail (S.R. 809)
 - b. Fifty-four (54) feet for Haverhill Road
7. The gross density shall not exceed 5.7 dwelling units per acre
8. In order to facilitate the construction traffic, the Developer shall construct the required turn lanes prior to the construction of the roads which intersect with Military Trail (S.R. 809) and Haverhill Road.
9. Developer shall construct a baseball diamond in one of the recreation areas

Commissioner Lytal , moved for approval of the petition.

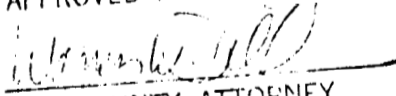
The motion was seconded by Commissioner Medlen , and upon being put to a vote, the vote was as follows:

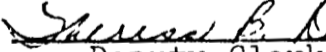
E.W. Weaver	Aye
Lake Lytal	Aye
Robert F. Culpepper	Absent
Robert C. Johnson	Aye
William Medlen	Aye

The foregoing resolution was declared duly passed and adopted this 12 day of August , 1975, confirming action of 31 July 1975.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

APPROVED AS TO FORM AND

COUNTY ATTORNEY

By 
Deputy Clerk

