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RESOLUTION NO. R-75-778

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. 75-68 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 23 October 1975.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 23rd day of October, 1975, that petition No. 75-68, the petition of ORIOLE HOMES CORP. by Jacob L. Friedman, Chairman of the Board, for the REZONING, FROM AG-AGRICULTURAL DISTRICT TO RERESIDENTIAL ESTATE DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on a parcel of land lying in Section 14, 15, 22, 23, 26 and 35, Township 47 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows: Beginning at the Point of intersection of the Northerly right-of-way line of that certain 260 foot wide right-of-way of the Hillsboro Canal (so called) with the West line of said Section 26,

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said Point of Beginning being 1057.29 feet Northerly from (as measured along the West line of said Section 26) the Southwest corner of said Section 26 and from said Point of Beginning run bearings cited herein are in a meridian assuming North $01^{\circ} 19' 13''$ West along the said West line of Section 26) run by the following numbered courses:

- 1) North $01^{\circ} 19' 13''$ West, running along the said West line of Section 26, a distance of 4238.34 feet, more or less, to the Southwest corner of said Section 23; thence...
- 2) North $01^{\circ} 12' 07''$ West, running along the West line of said Section 23, a distance of 5099.84 feet, more or less, to a Point in a line parallel with and 184.51 feet southerly from (as measured along the said West line of Section 23) the South line of said Section 15; thence...
- 3) South $89^{\circ} 44' 51''$ West, running along the just described parallel line, a distance of 5280.58 feet, more or less, to a Point in the West line of said Section 22; thence...
- 4) North $01^{\circ} 16' 36''$ West, running along the said West line of Section 22, a distance of 184.51 feet, more or less, to the Southwest corner of said Section 15; thence...
- 5) North $00^{\circ} 55' 08''$ West, running along the West line of said Section 15, a distance of 486.75 feet, more or less, to a Point

in the Easterly line of said certain 600 foot wide right-of-way of Central and Southern Florida Flood Control District Levee L-40 (so called); thence...

- 6) North $35^{\circ} 04' 09''$ East, running along the said Easterly line of Levee L-40, a distance of 5458.92 feet, more or less, to a Point in the South line of Tract 16 of the Florida Fruit Lands Company's Subdivision No. 2, as same is recorded in Plat Book 1, page 16 of Public Records of Palm Beach County, Florida; thence...
- 7) North $89^{\circ} 47' 23''$ East, running along the South line of said Tract 16, a distance of 752.04 feet, more or less, to the Southwest corner of Tract 1 of said Florida Fruit Lands Company's Subdivision No. 2; thence...
- 8) North $00^{\circ} 55' 34''$ West, running along the West line of Tract 1, a distance of 341.37 feet, more or less, to a Point in the North line of said Section 15; thence...
- 9) North $89^{\circ} 47' 32''$ East, running along the said North line of Section 15, a distance of 1320 feet, more or less, to the Northwest corner of said Section 14; thence...
- 10) North $89^{\circ} 47' 32''$ East, running along the said North line of Section 14, a distance of 2642.56 feet, more or less, to the Quarter corner in the said North line of Section 14; thence...

- the North-South Quarter Section line
of said Section 14, a distance of
1320.43 feet, more or less, to a Point
in the North line of the South 3/4 of
said Section 14; thence...
- 12) North 89° 47' 49" East, running along the
said North line of the South 3/4 of said
Section 14, a distance of 1321.01 feet,
more or less, to a Point in the East line
of the West 3/4 of said Section 14; thence...
 - 13) South 00° 53' 35" East, running along the
East line of the West 3/4 of Section 14,
a distance of 3961.66 feet, more or less,
to a Point in the North line of said
Section 23; thence...
 - 14) South 01° 14' 41" East, running along the
East line of Tracts 9 through 16, inclusive,
and 57 through 64, inclusive, of said
Florida Fruit Lands Company's Subdivision
No. 2, in Section 23, a distance of
5280.12 feet, more or less, to a Point
in the North line of said Section 26; thence...
 - 15) South 01° 15' 24" East, running along the
East line of the West 3/4 of the North 1/2 of
said Section 26, a distance of 2645.83 feet,
more or less, to a Point in the North line
of the West 3/4 of the South 1/2 of said
Section 26; thence...
 - 16) South 01° 15' 11" East, running along the
East line of the West 3/4 of the South 1/2
of said Section 26, a distance of 2645.62
feet, more or less, to a Point in the North

line of said Section 35, and the Northeast corner of Tract 8 of the said Florida Fruit Lands Company's Subdivision No. 2 of Section 35; thence...

- 17) South $01^{\circ} 14' 29''$ East, running along the said East line of Tract No. 8, a distance of 262.04 feet, more or less, to a Point in the Northerly right-of-way line of the Hillsboro Canal; thence...
- 18) North $71^{\circ} 58' 41''$ West, running along the said Northerly right-of-way line of the Hillsboro Canal, a distance of 833.03 feet, more or less, to a Point in the said North line of Section 35; thence...
- 19) Continuing North $71^{\circ} 58' 41''$ West, running along the said Northerly right-of-way line of the Hillsboro Canal, a distance of 3361.08 feet, more or less, to the Point of Beginning; Less and Excepting Therefrom, Tract 49 in said Section 15 and Tract 37 in said Section 23, as said Tracts are shown on the aforementioned Florida Fruit Lands Company's Subdivision No. 2.

Containing 1813.9952 acres, more or less.

Said property bounded partially on the south by the Hillsboro Canal, partially on the west by C&S F.F.C.D. Levee L-40 and partially on the east by University Parkway, was approved as advertised, subject to the following special conditions:

1. Developer shall construct four (4) lanes between the project and State Road No. 7 in the following manner:
 - a) Two (2) lanes concurrent with the first plat.
 - b) Two (2) lanes prior to platting more than forty (40) percent of the total units.
 - c) The exact alignment and engineering plans for the roads shall conform to Palm Beach County Standards and shall be subject to the approval of the County Engineer.
 - d) The above construction shall be along the following corridors: Palmetto Park Road, Glades Road or Hillsboro Boulevard.
2. Developer shall construct intersection improvements and signalization at the intersection of the aforesaid access roads and State Road No. 7, as warranted.
3. Developer shall dedicate the following rights-of-ways internal to the development:
 - a) Two hundred (200) foot right-of-way for Palmetto Park Road.
 - b) One hundred sixty (160) foot right-of-way for Glades Road.
 - c) Sixty (60) foot half right-of-way for Riverside Drive.
 - d) Four hundred twenty-six (426) foot right-of-way for University Expressway.
 - e) Sixty (60) foot half right-of-way for Hillsboro Boulevard from State Road No. 7 to the development.
4. The ownership and maintenance of all roads and lanes shall be retained by and be the responsibility of the development's property owners association, unless transferred to a drainage district.

5. Developer shall obtain approval of all drainage specifications from the Central and South Florida Flood Control District.
6. Developer shall dedicate to Palm Beach County, the conservation area within the development as it relates to the Land Use Plan for Palm Beach County.
7. Developer shall deed to the Board of County Commissioners of Palm Beach County, Florida, thirty-six (36) acres to be used for schools, parks, recreation centers, fire station, police station and/or libraries.
8. The Developer shall construct an on-site utility facility if it becomes legally possible. The facility shall be conveyed to Palm Beach County for maintenance and operation.

Commissioner ~~Lytal~~ , moved for approval of the petition.

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

E.W. Weaver	No
Lake Lytal	Yes
Robert F. Culpepper	Yes
Robert C. Johnson	Yes
William Medlen	No

The foregoing resolution was declared duly passed and adopted this 4th day of November , 1975, confirming action of 23 October 1975.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Werner H. Dell
COUNTY ATTORNEY

By John B. Dunkle
Deputy Clerk

FILED THIS 4 DAY OF

November 1975