

RESOLUTION AMENDING RESOLUTION NO. R-77-145,
RESOLUTION APPROVING ZONING PETITION OF OAK-
HILL HOMES, INC.

WHEREAS, Oakhill Homes, Inc., petitioned the Palm Beach County Planning Commission and the Board of County Commissioners, sitting as the final zoning authority, on January 12, 1977 and January 27, 1977, respectively, for the rezoning from AG-Agricultural District to RE-Residential Estate District and the further special exception to allow a Planned Unit Development on a parcel of land located on the west side of State Road No. 7 and approximately one (1) mile south of Clint Moore Road; and

WHEREAS, Resolution No. R-77-145 adopted February 8, 1977, confirming the action of the Board of County Commissioners sitting as the final zoning authority on January 27, 1977, attached hereto and made a part hereof, inadvertently contained an error in the legal description; and

WHEREAS, line seven (7), as counted from the bottom of page two (2) of said zoning resolution, read "of the Northwest 1/2 of the Southeast 1/4; all of those portions of"; and

WHEREAS, said line seven (7) should read: "of the Northwest 1/4 of the Southeast 1/4; all of those portions of";

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby affirmed and ratified.
2. Line seven (7), as counted from the bottom of page two (2), of Resolution No. R-77-145 is amended to read: "of the Northwest 1/4 of the Southeast 1/4, all of those portions of".

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

LAKE LYTAL
PEGGY EVATT
WILLIAM NEDLEN
DENNIS KOEHLER
BILL BAILEY

Aye
Aye
Aye
Aye
Absent

The Chairman thereupon declared the resolution duly passed and adopted
this 12 day of April, 1977.

PALM BEACH COUNTY, FLORIDA, BY
ITS BOARD OF COUNTY COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Frank Chivers*
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Robert Dill
County Attorney

RESOLUTION NO. R-77-145

(68)
41-11
ORIGINAL

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, 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. 77-13 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 27 January 1977

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 27th day of January, 1977, that petition No. 77-13 the petition of OAKHILL HOMES, INC. by Jack Mathis, Agent, (Previously advertised under Petition No. 76-160) for the REZONING, FROM AG-AGRICULTURAL DISTRICT TO RE-RESIDENTIAL ESTATE DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on those portions of Section 11, Township 47 South, Range 41 East, according to the "Florida Fruit Lands Company Subdivision No. 2", as recorded in Plat Book 1 at Page 102 of the Public Records of Palm Beach County, Florida, described as follows: all that portion of Tracts 1 thru 6 inclusive, lying within the North 3/4 of the East 1/2 of the Northeast 1/4 of said Section 11, excepting therefrom all that portion of said Tract 1, lying within 80 feet of the North line of said Section 11, and excepting therefrom that portion of said Tracts lying within the West 100 feet of the East 170 feet of said Section 11; all that portion of Tract 8 lying within the South 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 11, excepting therefrom all that portion thereof lying

BOCA GREENS P.U.D.

within the West 100 feet of the East 170 feet of said Section 11; all those portions of Tracts 49 thru 52 inclusive lying within the Northeast 1/4 of the Southeast 1/4 of said Section 11, excepting from aforesaid Tract 50, all that portion thereof, lying with in the following described parcel: commencing at the Southeast corner of Section 12, Township 47 South, Range 41 East; thence Northerly alone; the East line of said Section 12, a distance of 1967 feet, more or less, to the Point of Beginning, of a strip of land 80 feet in width lying 40 feet of either side of the following describe6 centerline said Point of Beginning being the intersection of the centerline of a roadway intersecting from a Westerly direction; thence Westerly making an angle of 90° 57', as measured from South to West from the preceding course, a distance of 1-1/4 miles, more or less, to an intersection with the quarter quarter line of the Southeast 1/4 of Section 11, Township 47 South, Range 41 East, and the terminus of said centerline, and excepting from said Tracts that portion thereof lying within the West 100 feet of the East 170 feet of said Section 11; all that portion of Tracts 54 thru 56, inclusive, lying within the South 3/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 11, excepting therefrom all that portion thereof lying within the West 100 feet of the East 170 feet of said Section 11; all that portion of Tracts 57 thru 60 inclusive, lying within the Southwest 1/4 of the Southeast 1/4 of Section 11; all that portion of Tracts 61 and 62, lying within the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 11, excepting from said Tract 62, all that portion thereof, lying within 80 feet of the North line of said South 1/2 of the Northwest 1/2 of the Southeast 1/4; all those portions of Tracts 11 and 12, lying within the North 1/2 of the Southwest 1/4 of the Northeast 1/4 said Section 11; all those portions of Tracts 14 thru 16, inclusive, lying within the North 3/11 of the Northwest 1/4 of the Northeast 1/4 of said Section 11, excepting from aforesaid Tract 16, all that portion thereof lying within 80 feet of the North line of said North 3/4 of the Northwest 1/4 of the Northeast

1/4; all that portion of Section 12, Township 47 South, Range 41 East, lying Westerly of the Westerly right-of-way line of State Road No. 7, (U. S. Highway No., 441) as now located and constructed, excepting therefrom the North 80 feet thereof, and excepting therefrom all that portion thereof, lying within the following described parcel: commencing at the Southeast corner of said Section 12; thence run Northerly along the East line of said Section 12, a distance of 1967 feet, **more or less**, to the Point of beginning, of a strip of land 80 feet in width lying 40 feet on either side of the following described centerline; thence Westerly making an angle of 90° 57', as measured **from** South to West with the preceding course, a distance of 1-1/4 miles, **more or less**, to the intersection with the quarter quarter line of the Southeast 1/4 of Section 11, Township 47 South, Range 41 East, and the terminus of said centerline. Together with the North 1/2 of the Northeast 1/4 of Section 14, Township 47 South, Range 41 East, Palm Beach County, Florida, less the West 100 feet of the East 170 feet thereof, and less the East 15 feet of said Section 14. TOGETHER WITH all of Tracts 1, thru 4, lying Westerly of the Westerly Right-of-Way line of State Road No. 7, and Tracts 13 thru 20, 29, 30 and 31, according to said Plat of Florida Fruit Land; Company Subdivision No. 2. Said property located on the west side of State Road No. 7 and approximately one (1) mile south of Clint Moore Road, was approved as advertised subject to the following special conditions:

1. Prior to site plan approval of the first plat the Developer shall convey to Palm Beach County two hundred (200) feet **for** the ultimate right-of-way for State Road No. 7.
2. Prior to site plan approval of the first plat the Developer shall convey to Palm Beach County one hundred six (106) feet **for** the ultimate right-of-way **for** Cain Boulevard.
3. Developer shall align the centerline of the main entrance road with the centerline of Kimberly Boulevard as shown on the Plat of Kimberly Homes, Section One, Plat Book 29, Page 229.

4. Developer shall align North Shopping Center entrance with the north entrance to American Homes, east of State Road No. 7.

5. Developer shall provide the following roadway improvements at the Development's south entrance and State Road No. 7:

- a) left turn lane, south approach.
- b) right turn lane, north approach.
- c) through right turn and left turn lanes, west approach.
- d) traffic control signal when warranted, as determined by the County Engineer.

6. Developer shall provide the following roadway improvements at the development's north entrance and State Road No. 7:

- a) left turn lane, south approach.
- b) right turn lane, north approach.
- c) traffic control signal when warranted as determined by the County Engineer.

7. Developer shall provide access to the 94.5 acres for future County Park located in the northwest corner of the project.

8. The shopping Center shall be limited to one hundred twenty thousand (120,000) square feet and provide one hundred (100) foot setback from the ultimate right-of-way line of State Road No. 7.

A fifty (50) foot landscaped buffer zone, containing no paving, shall be provided within the one hundred (100) foot setback. Furthermore, a "no access" easement shall be dedicated to Palm Beach County along State Road No. 7 within the buffer zone with the intent to exclude access to State Road No. 7, except as outlined in the associated conditions.

9. the buffer zone shall be platted with the first plat.

10. Maximum allowable density shall not exceed one thousand fifty seven (1057) units.

11. Within sixty (60) days of the Special Exception approval the Developer shall dedicate the "County Park" shown on the Master Plan which contains two hundred eighty (280) acres more or less.

Commissioner Bailey, moved for approval of the petition.

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

Lake Lytal, Chairman	-	Absent
Peggy Evatt, V. Chairman	-	Yes
William Medlen	-	No
Dennis Koehler	-	Yes
Bill Bailey	-	Yes

The foregoing resolution was declared duly passed and adopted
this 8th day of February, 1977, confirming action
of 27 January 1977.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUMKLE, Clerk

By: *Ruth Ann Chapman*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

Wm. W. Dill
County Attorney

