

RESOLUTION NO. R-77-811

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. 77-87 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 28 July 1977

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 28th day of July, 1977, that petition No. 77-87 the petition of HAVERHILL PARTNERS, LTD., by Isidor Michael, General Partner, for a SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT INCLUDING THE EXPANSION OF AN EXISTING SEWAGE TREATMENT PLANT on a parcel of land lying in Sections 12 and 13, Township 43 South, Range 42 East, more particularly described as follows: the South 1/2 of the South 1/2 of the Northwest 1/4 and all of the Southwest 1/4, excepting therefrom the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 12, and the North 3/4 of the Northwest 1/4 of said Section 13, and the West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 13, less the South 1,815 feet thereof, and the West 3/4 of the South 1/4 of the Northwest 1/4 of said Section 13, and the North 35 feet of the South 1/4 of the East 1/4 of the Northwest 1/4 of said Section 13; less and excepting rights-of-way of record and subject to easements and reservations

of record. Said property located on the west side of Military Trail (S.R. 809) and on the east side of Haverhill Road, on the north and south sides of Roebuck Road in an RS-Residential Single Family District, was approved as advertised subject to the following special conditions:

1. Developer shall convey to Palm Beach County, fifty-four (54) feet from the centerline of Haverhill Road for the ultimate right-of-way; sixty (60) feet from the centerline of Military Trail for the ultimate right-of-way and eighty (80) feet for the ultimate right-of-way for Roebuck Road.
2. Developer shall construct a left turn lane North approach; a right turn lane, South approach and a left turn lane, East approach at the intersection of Haverhill Road and the Subdivision's South entrance.
3. Developer shall construct a left turn lane, North approach; a right turn lane, South approach and a right turn lane, East approach at the intersection of Haverhill Road and Roebuck Road.
4. Developer shall construct a left turn lane, North approach and a right turn lane, South approach at the intersection of Haverhill Road and the Subdivision's North entrance.
5. Developer shall construct left turn lanes from the North, South, East and West approaches at the intersection of Roebuck Road and the Subdivision's entrances.
6. Developer shall construct a left turn lane, South approach; a right turn lane, North approach and a right turn lane, West approach at the intersection of Military Trail and the Subdivision's South entrance.
7. Developer shall construct a right turn lane, North approach; a left turn lane South approach and a right turn lane, West approach at the intersection of Military Trail and Roebuck Road.
8. Developer shall construct a right turn lane, North approach; a left turn lane, South approach and a right turn lane, West approach at the intersection of Military Trail and the North Subdivision entrance.
9. The turn lanes shall be installed when warranted, as determined by the County Engineer.
10. Developer shall provide an eighty (80) foot wide easement and adequate drainage facilities for the positive outfall for 12th Street and Haverhill Road from the project's South boundary to North Palm Beach Water Control District Canal, EPB-11. The alignment of this easement shall be subject to the approval of the County Engineer.

11. Developer shall be limited to the development of seventeen (17) acres of land with a maximum of ninety (90) units prior to obtaining legal positive outfall for the development.
12. Developer shall provide signalization for three (3) phases when warranted by the opinion of the County Engineer at the following intersections: Haverhill Road and Roebuck Road; Roebuck Road and the subdivision entrance; Military Trail and the North subdivision entrance; Military Trail and Roebuck Road; and Military Trail and the South subdivision entrance.
13. The location of the intersection of the project's South entrance road and Haverhill Road shall align with the approved entrance road to Cypress Lakes Planned Unit Development.
14. The location of the intersection of the project's South entrance road and Military Trail shall align with Shanandoah Boulevard as platted in Plat Book 32, Pages 1 to G.
15. Density shall not exceed 4.83 dwelling units per acre.
16. Developer shall contribute a proportionate share of the cost of design and construction for the widening of Haverhill Road from 12th Street to Roebuck Road, as determined by the County Engineer.

Commissioner Koehler moved for approval of the petition. The motion was seconded by Commissioner Lytal, and upon being put to a vote, the vote was as follows:

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

The foregoing resolution was declared duly passed and adopted this 9th day of August, 1977, confirming action of July 28, 1977.

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

JOHN B. DUNKLE, Clerk

By: *John B. Dunkle*  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

*William Medlen*  
County Attorney

