

RESOLUTION NO. R-77-1182

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. 77-119 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 29 September 1977.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 25th day of October, 1977, that petition No. 77-119 the petition of MILLER'S PLANTATION DEVELOPMENT CO., by Daniel H. (Jones, Attorney, 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 the East 400 feet of Tracts 9, 10, 11, 12 and 13, "Florida Fruit Lands Company's Subdivision No. 2", in Section 1, Township 47 South, Range 41 East, as recorded in Plat Book I., page 102, and a portion of Tracts 3, 4, 5 and 6 "Florida Fruit Lands Company's Subdivision No. 2", in Section 1, Township 47 South, Range 41 East, as recorded in Plat Book 1, page 102, being, more particularly described as follows: commence at the Northeast corner of said Section 1, and run on an assumed bearing of due West along the North line of said Section 1 for 175.13 feet; thence run South 0° 28' 02" East along a line parallel to and 190 feet West of, as measured at right angles to the Florida Department of Transportation Base Line, as re-established by Keystone Engineering, Inc., April 1974, based on information supplied by the Florida Department

of Transportation, for 494.96 feet; thence run South 0° 05' 37" East along a line parallel to and 190 feet West of, as measured at right angles to the aforesaid Florida Department of Transportation Base Line, for 256.57 feet to a point of intersection with the North line of Tract 3 and the Point of Beginning of the hereinafter described parcel of land; thence continue South 0° 05' 37" East along the last described course for 1502.84 feet to a point of intersection with the South line of Tract 6; thence run North 89° 48' 37" West along the South line of said Tract 6 for 1153.92 feet; thence run North 0° 17' 47" West along the West line of Tracts 6, 5, 4 and 3, respectively for 1500.32 feet; thence run South 89° 56' 12" East along the North line of aforesaid Tract 3 for 1159.22 feet to the Point of Beginning, less the right-of-way for 181st Street South as shown on that certain plat "Riviera Section One (Planned Unit Development)" as recorded in Plat Book 30 at Page 101. Said property located on the west side of S.R. 7 (U.S. 441), approximately .4 mile north of Yamato Road Extension, was approved as advertised subject to the following special conditions:

1. Developer shall construct the following at State Road No. 7 and 181st Street South:
  - a.) Right turn lane, north approach;
  - b.) Left turn lane, south approach, and
  - c.) Right and Left turn lane, west approach.
2. Developer shall convey to Palm Beach County, eighty (80) feet of right-of-way for Cain Boulevard from the south property line to 181st Street South, the alignment of which shall be approved by the County Engineer.
3. Developer shall submit an overall Master Plan within ninety (90) days of the special exception approval.

Commissioner Medlen, 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	-	Yes
Peggy Evatt, V. Chairman	-	Yes
William Medlen	-	Yes
Dennis Koehler	-	Yes
Bill Bailey	-	Yes

The foregoing resolution was declared duly **passed** and adopted  
this 25th day of October, 1977, confirming action  
of 29 September 1977.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Ruth Van Otteren*  
Deputy Clerk

APPROVE AS TO FORM  
AND LEGAL SUFFICIENCY

*[Signature]*  
County Attorney

