

RESOLUTION NO. R-81-318

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. 81-19 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 26 February 1981; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various county review agencies and the recommendations of the Planning Commission; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. The proposal would be in harmony and compatible with the present and future development of the area concerned
2. The proposal would not be adverse to the promotion of the public health, safety, comfort, convenience, order, appearance, prosperity or general welfare

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 17th day of March, 1981, that Petition No. 81-19 the petition of CITY OF BOCA RATON by James A. Rutherford, Agent, for a SPECIAL EXCEPTION TO ALLOW A PUBLIC GOLF COURSE AND RECREATION FACILITIES on a parcel of land in Section 17, Township

47 South; Range 42 East, including portions of Tracts 1, 2, 3, 29, 30, 31, 32, 33, 34, 35 and all of Tracts 12, 13, 14, 15, 16, 17 in Block 76 of Palm Beach Farms Company Plat No. 3 as recorded in Plat Book 2, pages 45 to 54 inclusive, being more particularly described as follows: Beginning at a point known as the Southwest corner of said Tract 17 of the aforementioned Subdivision run North, based on the plat bearing, along the West lines of Tracts 17, 12 and 3 a distance of 1980.00 feet; thence East along a line 55 feet South of and parallel to the North line of said Block 76 a distance of 1240.15 feet to the Easterly line of said Block 76; thence North $00^{\circ}16'00''$ West along said Easterly line a distance of 55.00 feet; thence North $44^{\circ}40'43''$ East a distance of 179.59 feet; thence North $89^{\circ}39'25''$ East along a line 52 feet South of and parallel to the North line of said Section 17 a distance of 2218.55 feet to the West line of the Lake Worth Drainage District E-2-W right-of-way line; thence along said West line South $00^{\circ}42'52''$ East a distance of 495.77 feet; thence South $21^{\circ}47'08''$ West a distance of 463.58 feet; thence South $44^{\circ}17'08''$ West a distance of 367.79 feet; thence South $30^{\circ}15'08''$ West a distance of 239.99 feet; thence South $00^{\circ}42'52''$ East a distance of 255.40 feet; thence South $31^{\circ}40'52''$ East a distance of 243.71 feet; thence South $45^{\circ}42'52''$ East a distance of 220.36 feet to the East line of said Tract 35; thence South along said east line a distance of 800.25 feet; thence West along a line 25 feet North of and parallel to the South line of Tracts 35, 34, 33, 32, 31, 30 and 29 a distance of 2040.00 feet; thence North along a line 300 feet east of and parallel to the West line of said Tract 29 a distance of 635.00 feet to a point on the South line of said Tract 15; thence West along the South line of said Tracts 15, 16 and 17 a distance of 1290.00 feet to the Point of Beginning. Said property located On the west side of Florida's Turnpike, bounded on the south by L.W.D.D. Canal No. 45 and bounded on the north by L.W.D.D. Canal No. 44 in an AG-Agricultural District, was approved as advertised subject to the following conditions:

1. Petitioner shall construct at the project's entrance road and Glades Road a left turn lane, west approach.
2. Petitioner shall construct a 2-lane access road from Glades Road to golf club entrance.
3. Petitioner shall abandon all existing road rights-of-way which will not be incorporated into the overall master plan.
4. The Lake Worth Drainage District is currently in the process of acquiring all of the required right-of-way for Lateral Canals No. 44 and 45 from the City of Boca Raton. The legals are very lengthy and will be furnished if requested. We would request this petition be made subject to receipt of the rights-of-way by the District.
5. The developer will take reasonable precaution to insure that run-off from this project will not pollute adjacent or nearby surface waters.
6. The developer will take reasonable precautions during the development of this project to insure that fugitive particulates (dust particles) from the project do not become a nuisance to neighboring properties.
7. The site plan shall be amended to preserve existing cypress heads and as many slash pine stands, as possible.
8. A 300 ft. long easement shall be recorded along the L-45 Canal to provide required street frontage.
9. Prior to issuance of building permit(s), a detailed site Plan Of clubhouse and parking areas shall be submitted for approval by Site Plan Review Committee.

Commissioner Gregory , moved for approval of the petition.

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

Frank Foster, Chairman	AYE
Norman Gregory, Vice Chairman -	AYE
Bill Bailey, Member	AYE
Dennis Koehler, Member	AYE
Peggy B. Evatt, Member	ABSENT

The foregoing resolution was declared duly passed and adopted
this 17th day of March, 1981, confirming action of
26 February 1981.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Ruth Ann Otterson*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

Joseph M. Bunchbury
County Attorney

