

RESOLUTION NO. R- 84-164

RESOLUTION APPROVING ZONING PETITION 80-215(A), **Special** Except ion

WHEREAS, the Board of County Commi ss i oners, as the governing **body**, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is aut horized and empowered to consider pet it ions relating to zoning; and

WHEREFIS, the not ice and hearing requirements as provided for in Chapter 402. 5 of the Palm Beach County Zoning Code Ordinance No. 73-2 have been sat isf ied; and

WHEREFIS, Pet it ion No. 80-215(A) was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 27th Oct ober 1'383; and

WHERE%, the Board of County Commissioners has considered the **evidence** and testimony presented by the applicant and other **interested** part ies and the recommendat ons of the vari ous count y review agencies and the recommendat ions of the **Planning Commission**; and

WHEREAS, the Board of County Commissioners made the fol lowing findings of fact:

1. The proposed revision would be **consistent** with the **requirements** of the Comprehensive Plan and Zoning Code provided the total number of **units** south of the south line of Section 21 does not exceed 1,374 dwelling units.
2. The addit ional golf course wi ll increase open space **within this development**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 27th day October 1383, that **Petition** No. 80-215(A) the pet it ion of LARJIM MANAGEMENT CORPORATION AND S.N.L. REALTY, INC., By Richard Siemens, Agent, for a SPECIAL EXCEPTION TO AMEND THE MASTER PLAN FOR COVENTRY PLANNED UNIT DEVELOPMENT, PREVIOUSLY APPROVED UNDER ZONING **PETITION NO. 80-215**, T O INCLUDE A GOLF COURSE on Tracts 49 through 56 inclusive; 73 through 88 inclusive and 185 through 120 inclusive, in Section 21; and Tracts 9 through 24 inclusive, 41 through 56 inclusive; 73 through 88 inclusive, and 105 through 120 inclusive, in Sect ion 28, al l as shown on Palm Beach Farms Company Plat No. 1, as recorded in Plat Book 2, Pages 26, 27 and 28; together with the West 1/2 o f the East 1/2 of Section 21 and the West 1/2 of the East 1/2 of

Section 28, all in Township 46 **South**, Range 42 **East**, Excepting therefrom the following Lake Worth Drainage District rights-of-way; L.W.D.D. Canal L-34: Beginning at a point where the Southerly line of a public **right-of-way**, **120.00 feet** wide, known as Delray West Road (State Road ~~806~~) intersects the North and South 1/4 **line of Section 21**, Township 46 **South**, Range 42 **East**, **said point** being, South 1 degree 54' 34" East, 34.13 feet from the North 1/4 corner of **said Section 21**; run thence along said 1/4 section line South 1 degree 54' 34" East 98.02 feet; thence North 89 degrees 18' 11" East, 1341.63 feet to the East line of the West 1/2 of the East 1/2 of said **Section 21**; thence **along said East line** North 2 degrees 06' 02" West, 90.03 feet to the South line of **said Delray West Road**; thence along said South line South 89 degrees 18' 11" West, 1342.33 **feet** to the **Point** of Beginning; L. W. D. D. Canal L-35: the South 10.0 feet of the West 1/2 of the Northeast 1/4; the North 80.0 feet of the West 1/2 of the Southeast 1/4; the South 15.0 feet of the Northwest 1/4 (less the West 55.8 feet); and the North 75.0 feet of the Southwest 1/4 (**less** the West 55.8 feet) in Section 21, Township 46 South, Range 42 East; L. W. D. D. Canal L-36: the South 15.13 feet of the West 3/4 of **Section 21** (less the West 55.8 feet) ; and the North 75.8 feet of the West 3/4 of Section 28 (**less** the West 40.0 feet) ; **all in Township 46 South, Range 42 East**; L. W.D.D. Canal L-37: the South 48.8 feet of the North 1/2 of the West 3/4; and the North 50.0 feet of the South 1/2 of the West 3/4 of Section 28, Township 46 South, Range 42 East, (**less** the West 48.8 feet thereof) ; L. W. D. D. Canal L-38; the South **11215.8** feet of the West 3/4 of Section 28, Township 46 **South**, Range 42 East, (less the West 40.0 feet thereof) ; L. W. D. D. Canal **E-3**; the West 55.0 feet of the South 1/2 and the West 55.0 feet of the South 664.91 feet of the North 1/2 of Section 21; and the West 48.8 feet of **Section 28**, all in Township 46 South, Range 42 East. **Said property located** on the south side of Delray West Road and **being** bounded on the west by L.W.D.D. Canal No. 8 in an RT-Residential Transitional **District** was approved as advertised subject to the following conditions:

1. The total number of dwelling units on the portion of this property south of the south line of Section 21 shall not exceed a density of 3.0 dwelling units per acre. This Master Plan shall be amended accordingly prior to certification.
2. Concurrent with the filing of the first contiguous

plat or within ninety (90) days of notification by the County Engineer, Petitioner shall convey to Palm Beach County one hundred twenty (120) feet for the ultimate right-of-way for Linton Boulevard through the project's limits, as determined by the County Engineer.

3. Petitioner shall obtain a minimum of 60 feet right-of-way for Linton Boulevard from the project's east property line east to the west property line of Kings Point on a alignment approved by the County Engineer necessary to satisfy Condition No. 5.
4. Petitioner shall construct Linton Boulevard from Jog/Carter Road to the project's east entrance, per the County Engineer's approval, before the completion of 1,230 dwelling units (50% of the total 2,468 dwelling units) or within twelve (12) months of notification by the County Engineer to provide continuity for Linton Boulevard.
5. Petitioner shall construct Linton Boulevard from the project's east entrance to the project's west property line before the completion of 1,845 dwelling units (75% of the total 2,468 dwelling units) or within twelve (12) months of notification by the County Engineer to provide continuity for Linton Boulevard.
6. Petitioner shall construct at the intersection of Jog Road (Carter Road) and Linton Boulevard, per the County Engineer's approval concurrent with the construction of Linton Boulevard, as outlined in Condition No. 4:
 - a. left turn lane, east approach
 - b. left turn lane, west approach
 - c. signalization when warranted as determined by the County Engineer.
7. Petitioner shall construct at the intersection of Linton Boulevard and the project's east entrance road onto Linton Boulevard:
 - a. left turn lane, south approach
 - b. left turn lane, east approach
 - c. right turn lane, west approach
 - d. signalization when warranted as determined by the County Engineer.
8. Petitioner shall construct at the intersection of Linton Boulevard and the project's west entrance concurrent with the construction of the project's west entrance onto Linton Boulevard:
 - a. left turn lane, north approach
 - b. right turn lane, south approach
 - c. left turn lane, east approach
 - d. right turn lane, east approach
 - e. signalization when warranted as determined by the County Engineer.
9. Petitioner shall construct at the intersection of Delray West Road and the project's entrance concurrent with the construction of the project's entrance:
 - a. left turn lane, south approach
 - b. right turn lane, south approach
 - c. left turn lane, east approach
 - d. right turn lane, west approach
 - e. signalization when warranted, as determined by the County Engineer with the appropriate inter-connection to Hagen Ranch Road.
10. The developer will take reasonable precautions during the development of this project to insure that fugitive partici-

culates (dust particles) from the project do not become a nuisance to **neighboring** properties.

11. The developer will employ measures to prevent runoff of pollutants to any adjacent or near-by surface waters during the development of the property.
12. The rights-of-way for Lateral Canals Nos. 34, 35, 36, 37, and 38 and Equalizing Canal No. 2E as shown in the Petition **shall be** conveyed to the Lake Worth Drainage District by either Quit Claim Deed or an Easement, on the Lake Worth Drainage District Form, whichever, the owner prefers.
13. The property owner shall reserve the **civic site** for dedication, at no cost, to Palm Beach County, for a period of five years. If, after 5 years the County has not requested **dedication** of this site, the Developer may develop the **civic site** for any use permitted within the **Civic Site** designation.
14. Petitioner shall install **11 landscape** screens along the east boundary of the project to buffer the **site from the farm**; Petitioner **shall** provide a **detailed planting** plan as part of the Master Plan approval and the **landscape** screen must be installed prior to the building occupancy.
15. Petitioner must advise prospective purchasers within the development of the existence of the adjacent farm.
16. An agreement for utilities shall be presented at the Site Plan Review Committee level.
17. The developer **shall** construct a third lane on Delray West Road from the project's east property line west to Hagen Ranch Road.
18. **Within 38** days, the developer **shall** post a surety with the County Engineer to guarantee completed construction to **Military Trail**.

Commissioner Koehler, 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:

Peggy E. Evatt, Chair-man	--	AYE
Ken Spillias, Vice Chairman	--	ABSENT
Dennis P. Koehler, Member	--	AYE
Dorothy Wilken, Member	--	AYE
Bill Bailey, Member	--	AYE

The foregoing resolution was declared **duly** passed and adapted this day of **JAN 31 1984**, confirming action of 27th October 1383.

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY


County Attorney

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: 
Deputy Clerk

