

ORIGINAL

RESOLUTION NO. R-85-661

RESOLUTION APPROVING ZONING PETITION 85-7, Special Exception

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. 85-7 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 24th January 1985; 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. This proposal is consistent with the requirements of the Comprehensive Plan and Zoning Code.

NOW, THEREFORE, **RE** IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this the 24th of January 1985, that Petition No. 85-7 the petition of ARVIDA CORPORATION **By** Russell C. Devick, Agent, for a SPECIAL EXCEPTION TO AMEND THE MASTER PLAN FOR BOCA WEST PLANNED UNIT DEVELOPMENT, PREVIOUSLY APPROVED ON OCTOBER 2, 1969, BY RELOCATING THE CLUB SITE TO THE MIXED USE CENTER AS SHOWN ON THE CURRENT MASTER PLAN, RELOCATING THE GOLF CLUB HOUSE AND TENNIS COURTS TO THE MIXED USE CENTER AS SHOWN ON THE CURRENT MASTER PLAN AND RELOCATING THE TEN (10) ACRE COMMERCIAL SITE FROM HAMLET "W" TO THE PARCEL DESIGNATED FOR GOLF CLUB HOUSE AND TENNIS COURTS AS SHOWN ON THE CURRENT MASTER on a parcel of land lying in part of Section 16, Township 47 South, Range 42 East, being more particularly described as follows:
Beginning at the most Easterly point of Parcel "F" as shown on Sheet No. 5 of Lakewood of Boca West - Planned Unit Development, as

recorded in Plat Book 30, Pages 199 through 203, inclusive, said point being on the Northerly Right-of-way line of Boca West Drive, as shown on Sheet No. 2 of Boca West Boca West Drive Planned Unit Development, recorded in Plat Book 34, Pages 135 through 138, inclusive, said point being on the arc of a curve concave to the North, having a radius of 703.94 feet and a central angle of 68 degrees 41' 54", and whose tangent at this point bears North 61 degrees 28' 53" West; thence Southeasterly, Easterly and Northeasterly, along the arc of said curve and said Northerly Right-of-way, a distance of 844.03 feet; thence North 49 degrees 49' 13" East, along the tangent to said curve, a distance of 320.35 feet; thence North 40 degrees 10' 47" West, a distance of 289.00 feet; thence South 72 degrees 58' 52" West, a distance of 95.00 feet; thence North 40 degrees 10' 47" West, a distance of 251.00 feet; thence North 87 degrees 05' 00" West, a distance of 549.45 feet; thence South 45 degrees 15' 55" West, a distance of 216.88 feet; thence North 49 degrees 26' 39" West, a distance of 286.56 feet; thence South 40 degrees 33' 21" West, a distance of 104.81 feet to a point on the Easterly Right-of-way line of Boca West Drive (Parcel "F") of said Sheet No. 5 Lakewood of Boca West Planned Unit Development; thence South 13 degrees 53' 58" East, along the boundary of said parcel "F", a distance of 290.30 feet to the beginning of a curve concave to the Northeast, having a radius of 512.96 feet, and a central angle of 43 degrees 05' 32"; thence Southeasterly, along the arc of said curve, a distance of 38.5.80 feet; thence South 56 degrees 59' 30" East, along the tangent to said curve, a distance of 68.29 feet to the beginning of a curve concave to the Northeast having a radius of 703.94 feet and a central angle of 04 degrees 29' 23"; thence Southeasterly, along the arc of said curve, a distance of 55.16 feet to the most Easterly point of said Parcel "F" and the Point of Beginning, together with;

Parcel "D", Boca West Country Club Entrance Section, Plat No. 1, as recorded in Plat Book 29, Pages 208 and 209, together with:

A portion of Section 16, Township 47 South, Range 42 East, being more particularly described as follows:

. Beginning at the Southwest corner of said Parcel "D"; thence South 86 degrees 38' 51" West, a distance of 181.70 feet to the Point of Curvature of a circular curve to the left; thence Westerly and Southerly, along the arc of said curve, having a radius of 215.00 feet, an arc distance of 121.39 feet, the last two courses described being coincident with the Northerly boundary of Parcel "F" of said Boca West Country Club Entrance Section, Plat No, 1; thence North 35 degrees 42' 12" West, a distance of 138.91 feet; thence North 27 degrees 54' 26" East, a distance of 431.67 feet; thence North 00 degree 54' 20" West, a distance of 117.11 feet; thence North 23 degrees 29' 24" West, a distance of 388.46 feet; thence North 25 degrees 39' 07" East, a distance of 230.85 feet; thence North 16 degrees 11' 43" East, a distance of 101.71 feet; thence North 00 degree 27' 02" West, a distance of 47.30 feet; thence North 22 degrees 38' 43" West, a distance of 52.61 feet; thence North 39 degrees 13' 25" West, a distance of 147.66 feet to a point on the Southeasterly boundary of The Hammocks At Boca West, as recorded in Plat Book 52, Pages 44 and 45, thence North 68 degrees 44' 51" East, a distance of 133.77 feet; thence North 21 degrees 15' 09" West, a distance of 120.00 feet; thence North 68 degrees 44' 51" East, a distance of 194.82 feet to a point on the arc of a circular curve to the left, whose radius point bears South 64 degrees 00' 07" West, from the last described point, the last three courses described being coincident with the Southeasterly boundary of said plat The Hammocks At Boca West; thence Southerly and Easterly, along the arc of said curve, having a radius of 343.57 feet, an arc distance 72.55 feet to the Point of Tangency; thence South 13 degrees 53' 58" East, a distance of 290.30 feet to the Point of Curvature of a circular curve to the left; thence Southerly and Easterly, along the arc of said curve, having a radius of 632.96 feet, an arc distance of 369.92 feet; thence South 08 degrees 24' 51" East, a distance of 62.89 feet to a point on the arc of a circular curve to the left, whose radius point bears South 59 degrees 26' 40" East, from the last described point, the last four courses described being coincident with the Southwesterly Right-of-way line of "Boca West Drive", Lakewood of Boca

West Planned Unit Development, as recorded in Plat Book 30, Pages 199 through 203, inclusive; thence Westerly and Southerly, along the arc of said curve, having a radius of 1220.92 feet, an arc distance of 218.61 feet; thence South 32 degrees 47' 33" West, a distance of 42.92 feet to a point on the arc of a circular curve to the left, whose radius point bears South 71 degrees 39' 18" East, from the last described point; thence Westerly and Southerly, along the arc of said curve, having a radius of 1230.92 feet, an arc distance of 101.04 feet; thence South 13 degrees 38' 31" West, a distance of 19.90 feet; thence South 15 degrees 53' 27" West, a distance of 451.58 feet; thence South 03 degrees 21' 09" East, a distance of 80.84 feet to the Point of Beginning, the last six courses described being coincident with the Westerly boundary of said Parcel "B". Said property located on the east and west side of Boca West Drive, approximately .4 mile north of Glades Road (S.R. 808) and at the northeast corner of the intersection of Country Club Boulevard and Ridgewood Drive in an AR-Agricultural Residential District was approved as advertised subject to the following conditions:

1. Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties,
2. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters,
3. Petitioner shall comply with any previously imposed conditions on this special exception.
4. There shall be no food or beverage stores in excess of 10,000 square feet in the commercial tracts of the Planned Unit Development.

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

Ken Spillias, Chairman	--	AYE
Dorothy Wilken., Vice Chairman	--	ABSENT
Kenneth M. Adams, Member	--	AYE
Karen T. Marcus, Member	--	AYE
Jerry L. Owens, Member	--	AYE

The foregoing resolution was declared duly passed and adopted this 23rd day of April, 1985, confirming action of the 24th January 1985.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Donna McWilliams
Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Sandy Sprague
County Attorney