

RESOLUTION NO. R-75-776

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, and Chapter 70-863, Laws of Florida, Special Acts of 1970, 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. 75-137 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 23 October 1975.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 23rd day of October, 1975, that petition No. 75-137, the petition of EASTPOINTE DEVELOPMENT COMPANY by George T. Bogard, Secretary-Treasurer, for the REZONING FROM AG-AGRICULTURAL DISTRICT TO RE-RESIDENTIAL ESTATE DISTRICT of a parcel of land in Section 27, Township 41 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows: from the Northwest corner of Section 27, go South  $1^{\circ} 37' 44''$  West, a distance of 75.17 feet to a point in the Southerly right-of-way line of Donald Ross Road, as now laid out and in use, and the Point of Beginning; thence North  $84^{\circ} 29' 01''$  East along the said Southerly right-of-way line,

a distance of 383.51 feet to a point; thence South  $1^{\circ} 37' 44''$  West, a distance of 507.71 feet to a point; thence North  $84^{\circ} 29' 01''$  East, a distance of 504.37 feet to a point; thence South  $11^{\circ} 23' 18''$  East, a distance of 430.48 feet to a point; thence South  $35^{\circ} 30' 52''$  East, a distance of 574.96 feet to a point; thence South  $54^{\circ} 40' 36''$  East, a distance of 807.69 feet to a point; thence South  $60^{\circ} 18' 39''$  East, a distance of 3374.14 feet to a point in the Westerly right-of-way line of Florida's Turnpike; thence Southerly and Easterly along the arc of a curve concave to the West having a radius of 11,309.16 feet and a central angle of  $2^{\circ} 29' 28''$ , a distance of 491.70 feet to a point; thence South  $0^{\circ} 58' 37''$  West along the Westerly right-of-way line aforesaid, a distance of 392.69 feet to a point; thence North  $89^{\circ} 16' 30''$  West, a distance of 362.96 feet to a point; thence South  $0^{\circ} 59' 22''$  West, a distance of 319.11 feet to a point in the South line of the said Section 27; thence North  $88^{\circ} 53' 46''$  West along said South line, a distance of 1972.60 feet to the quarter corner in the South line of the said Section 27; thence North  $88^{\circ} 51' 11''$  West along the South line of said Section 27, a distance of 2628.97 feet to the Southwest corner of said Section 27; thence North  $1^{\circ} 37' 44''$  East along the West line of said Section 27, a distance of 4531.42 feet to the Point of Beginning; containing 294 acres, more or less; and the REZONING FROM AG-AGRICULTURAL DISTRICT TO RS-RESIDENTIAL SINGLE FAMILY DISTRICT of a parcel of land in the North  $1/2$  of the Northeast  $1/4$  of Section 34, Township 41 South, Range 42 East, more particularly described as follows: from the section corner at the Northeast corner of Section 34; thence North  $88^{\circ} 53' 46''$  West, a distance of 656.37 feet to a concrete monument and the Point of Beginning of the herein described parcel; thence continue on the same course along the North line of said Section 34, a distance of 1972.60 feet to a 1-1/2 inch pipe which is the quarter corner in the North line of said Section

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34; thence South  $1^{\circ} 23' 37''$  West along the North-South one quarter line of said Section 34, a distance of 1261.43 feet to a pipe in the North right-of-way line of Hood Road as now laid out and in use; thence South  $88^{\circ} 41' 08''$  East along the said Northerly right-of-way line, a distance of 1316.30 feet to a pipe; thence North  $1^{\circ} 18' 52''$  East along the said Northerly right-of-way line, a distance of 10 feet; thence South  $88^{\circ} 56' 09''$  East along the said Northerly right-of-way line, a distance of 288.44 feet to a pipe; thence North  $86^{\circ} 33' 14''$  East along the said Northerly right-of-way line, a distance of 371.12 feet to a concrete monument; thence North  $1^{\circ} 18' 21''$  East, a distance of 1220.41 feet to the Point of Beginning; containing 56.83 acres, more or less; AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on a parcel of land in Sections 27 and 34, Township 41 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows: from the Northwest corner of Section 27; thence South  $1^{\circ} 37' 44''$  West, a distance of 75.17 feet to a point in the Southerly right-of-way line of Donald Ross Road and the Point of Beginning; thence North  $84^{\circ} 29' 01''$  East along the said Southerly right-of-way, a distance of 383.51 feet to a point; thence South  $1^{\circ} 37' 44''$  West, a distance of 507.71 feet to a point; thence North  $84^{\circ} 29' 01''$  East, a distance of 504.37 feet to a point; thence South  $11^{\circ} 23' 18''$  East, a distance of 430.48 feet to a point; thence South  $35^{\circ} 30' 52''$  East, a distance of 574.96 feet to a point; thence South  $54^{\circ} 40' 36''$  East, a distance of 807.69 feet to a point; thence South  $60^{\circ} 18' 39''$  East, a distance of 3374.14 feet to a point in the Westerly right-of-way line of Florida's Turnpike; thence Southerly and Westerly along the arc of a curve (and the said Westerly right-of-way line) having a radius of 11,309.16 feet and a central angle of  $2^{\circ} 29' 28''$ , a distance of 491.70 feet to a point; thence along the said Westerly right-of-

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way line South  $0^{\circ} 58' 37''$  West, a distance of 392.69 feet to a point; thence North  $89^{\circ} 16' 30''$  West, a distance of 362.96 feet to a point; thence South  $0^{\circ} 59' 22''$  West, a distance of 319.11 feet to an intersection with the Southerly line of Section 27 aforesaid; thence South  $1^{\circ} 18' 21''$  West, a distance of 1220.41 feet to a point in the Northerly right-of-way line of Hood Road as now laid out and in use; thence along the said Northerly right-of-way line South  $88^{\circ} 33' 14''$  West, a distance of 371.12 feet to a point; thence continue along the said Northerly right-of-way line North  $88^{\circ} 56' 09''$  West, a distance of 288.44 feet to a point; thence continue along the said Northerly right-of-way line South  $1^{\circ} 18' 52''$  West, a distance of 10 feet to a point; thence continue along the said Northerly right-of-way line North  $88^{\circ} 41' 08''$  West, a distance of 1316.30 feet to its intersection with the North-South quarter line of Section 34; thence North  $1^{\circ} 23' 37''$  East along said quarter line, a distance of 1261.93 feet to the quarter corner in the South line of Section 27 aforesaid; thence along the South line of said Section 27 North  $88^{\circ} 51' 11''$  West, a distance of 2628.97 feet to the South-West corner of the said Section 27; thence along the West line of said Section 27 North  $1^{\circ} 27' 44''$  East, a distance of 4531.42 feet to the Point of Beginning; containing 350.83 acres, more or less. Said property located on the south side of Donald Ross Road on the west side of Florida's Turnpike, was approved as advertised, subject to the following special conditions:

1. Developer shall dedicate to Palm Beach County, sixty (60) feet of right-of-way from the centerline of Hood Road.
2. Developer shall construct a left turn lane at the intersection of Hood Road and Alternate A-1-A, on the south approach.

3. If the project is completed prior to the completion of Military Trail, the Developer shall construct a left turn lane on the south approach of the intersection of Donald Ross Road and Alternate A-1-A.
4. Developer shall construct any intersection improvements necessary at the project's entrance when the thru volume on Hood Road increases.
5. The maximum gross density shall not exceed 1.41 dwelling units per acre.

Commissioner Culpepper, 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:

E.W. Weaver	Yes
Lake Lytal	Yes
Robert F. Culpepper	Yes
Robert C. Johnson	Yes
William Medlen	Yes

The foregoing resolution was declared duly passed and adopted this 4th day of November, 1975, confirming action of 23 October 1975.

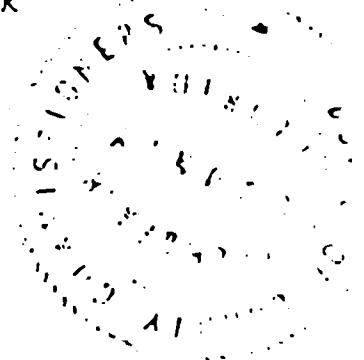
PALM BEACH COUNTY, FLORIDA  
 BY ITS BOARD OF COUNTY  
 COMMISSIONERS

JOHN B. DUNN, Clerk

APPROVED AS TO FORM AND  
 LEGAL SUFFICIENCY,

Warren W. Dell  
 COUNTY ATTORNEY

By [Signature]  
 Deputy Clerk



FILED THIS 4 DAY OF  
November, 1975  
 AND RECORDED IN RESOLUTION  
 MINUTE BOOK NO. 46 AT