

RESOLUTION NO. R-97- 19 1

RESOLUTION APPROVING RECOMMENDATION OF  
STATUS REPORT NO. SR 90-31 3  
TO AMEND CONDITIONS OF APPROVAL OF RESOLUTION NO R-90-1460  
WHICH APPROVED THE SPECIAL EXCEPTION OF  
WOODLAND LAKE, INC  
PETITION NO 90-31

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, systematic monitoring and review of approved zoning actions help implement the goals and objectives of the Comprehensive Plan.

WHEREAS, the notice and hearing requirements as provided for in Section 5.8 of the Palm Beach County Land Development Code have been satisfied; and

WHEREAS, pursuant to Section 5.8, Status Report SR 90-31.3 was presented to the Board of County Commissioners of Palm Beach County at a public hearing conducted on January 6, 1997; and

WHEREAS, the Board of County Commissioners has reviewed Status Report SR 90-31.3 and considered testimony presented by the applicant and other interested parties, and the recommendations of the various county review agencies; and

WHEREAS, Section 5.8 of the Palm Beach County Land Development Code authorizes the Board of County Commissioners to add or modify conditions of approval; and

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

- 1 The amendment to conditions of approval is consistent with the Palm Beach County Comprehensive Plan and the Unified Land Development Code.
- 2 The amendment of Condition number 10 of Resolution R-90-1460 is needed because the Florida Department of Transportation may not permit compliance with the condition.

WHEREAS, Section 5.3 of the Palm Beach County Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that the recommendation of Status Report No. SR 90-31.3, to amend Conditions of Approval of Resolution No. R-90-1460, the Special Exception of Woodland Lake, Inc., Petition No. 90-31, which granted a Special Exception to allow a Planned Residential Development in Tracts 17, 18, 19, 20, 21, and 22, Block 35, The Palm Beach Farms Company, Plat No. 3, Plat Book 2, Pages 45 through 54, inclusive; Beginning at a point on the West line of said Tract 20, said POINT OF BEGINNING, being 40.00 feet South of the Northeast corner of said Tract 20, thence Easterly along a line 40.00 feet South of and parallel with the North line of said Tracts 20, 19, 18 and 17, for a distance of 2578.32 feet to a point on the Westerly right-of-way line of State Road 7, thence Southerly along the Westerly right-of-way line of State Road 7, a distance of 57.00 feet, thence Westerly along a line 97.00 feet South of and parallel with as measured at right angles to the North line of said Tracts 18 and 17 a

distance of 1,085 58 feet to a point on the East line of said Tract 19, thence Southerly along the East line of said Tracts 19 and 22, a distance of 890.00 feet, thence turning 90 degrees 00'00", as measured from North to West, run a distance of 45 00 feet, thence turning 97 degrees 00'00" as measured from East to North, run Northerly a distance of 65 00 feet to a point of curvature of a circular curve concave Southwesterly, thence Northwesterly along the arc of said circular curve having a radius of 100 00 feet and a central angle of 75 degrees 30'00" for a distance of 131.27 feet to Point of Tangency; Thence continue Westerly along said tangency a distance of 110.00 feet to a point of curvature of a circular curve concave Northeasterly; Thence Northwesterly along the arc of said circular curve having a radius of 350.00 feet and a central angle of 21 degrees 30'00" for a distance of 131.33 feet to a point of reverse curvature of a circular curve, concave Southeasterly, thence Northwesterly, Westerly and Southwesterly along the arc of said circular curve, having a radius of 75.00 feet and a central angle of 95 degrees 00'00" for a distance of 124.35 feet to a Point of Tangency, thence Southwesterly along said tangent line, for a distance of 86 62 feet, thence turning 116 degrees 30'00" as measured from Northeasterly to Westerly, run Westerly for a distance of 842.52 feet to a point of curvature of a circular curve, concave Southeasterly; thence Westerly, Southwesterly and Southerly along the arc of said circular curve having a radius of 120.00 feet and a central angle of 90 degrees 00'00" for a distance of 188.50 feet, thence Westerly along a line as measured at right angles to the tangent of the previously described curve, a distance of 55.00 feet to the West line of said Tracts 21 and 20, a distance of 930.00 feet to the POINT OF BEGINNING, subject to: A 30 00 foot drainage easement and a 25.00 foot access easement over the Westerly 55.00 feet of Tract 21 and 20, being located in Section 27, Township 43 South, Range 42 East., being located on the west side of U.S. 441, bound on the west by LWDD Canal S-7 on the north by LWDD Lateral Canal No. 15.W in the Zoning District, is approved, subject to the following conditions:

1. All previously approved conditions of approval continue to apply unless expressly amended herein.
2. Condition number 10 of Resolution R-90-1460 which states

The property owner shall construct a left turn lane, south approach and a right turn lane, north approach on State Road 7 at the project's entrance road concurrent with the issuance of the first building permit. Construction shall be completed prior to the issuance of the first Certificate of Occupancy

Is hereby amended to state.

- a. Prior to the issuance of the first building permit, the property owner shall construct, subject to permitting approval by Florida Department of Transportation, a left turn lane, south approach and a right turn lane, north approach on State Road 7 at the project's entrance road. (BLDG PERMIT: MONITORING - Eng)
- b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Eng)

Commissioner Newell moved for approval of the Resolution.

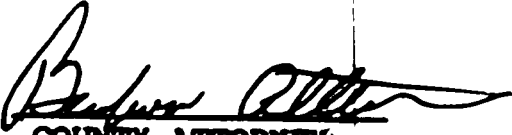
The motion was seconded by Commissioner Foster and, upon being put to a vote, the vote was as follows.

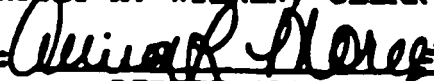
BURT AARONSON, CHAIRMAN	—	Aye
MAUDE FORD LEE, VICE CHAIR	—	Aye
KEN FOSTER	—	Aye
KAREN T. MARCUS	—	Absent
MARY MCCARTY	—	Aye
WARREN H. NEWELL	—	Aye
CAROL ROBERTS	—	Absent

The Chair thereupon declared the resolution was duly passed and adopted this 6th day of January, 1997.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

BY:   
COUNTY ATTORNEY

DOROTHY H. WILKEN, CLERK  
BY:   
DEPUTY CLERK

