

RESOLUTION NO. R-74- 545

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. 74-99 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 27 June 1974.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 27th day of June, 1974, that petition No. 74-99, the petition of RONALD SALES, AS TRUSTEE, **for** the REZONING, FROM CN-NEIGHBORHOOD COMMERCIAL DISTRICT TO RM-RESIDENTIAL MULTIPLE FAMILY DISTRICT (MEDIUM DENSITY) of all that part of Lot 1 and the West 40 feet of Lot 2, Clinton Park, as recorded in Plat Book 22, page 12, lying within 150 feet Southerly of the South right-of-way line of Lake Worth Road as now laid out and in use, AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on parcels of land lying in the West 1/2 of Section 25, Township 44 South, Range 42 East, said parcels of land being more particularly described as **follows:** the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 and the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 and the Southeast 1/4

of the Northwest 1/4 of the North west 1/4 and the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 and the South 133.44 feet of the West 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 and the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 less the South 470.11 feet thereof; the Westerly 90.0 feet of the plat of Clinton Park, as recorded in Plat **Book** 22, page 12; less, however, that part of the above described parcels of land lying within the boundaries of the following particularly described parcels of land: the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4; the South 470.11 feet of the East 225.05 feet of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4; the West 25 feet of Section 25, (being right-of-way for Eastview Avenue); the South 40 feet of the North 1/2 of the Southwest 1/4 (being right-of-way for Melaleuca Lane); the North 75 feet of the Northwest 1/4 of the Southwest 1/4 (being right-of-way for Lake Worth Drainage District Lateral Canal No. 13); the North 70 feet of the South 1/2 of the North 1/2 of the Northwest 1/4 (a portion being right-of-way for Lake Worth Drainage District Lateral Canal No. 12). Said property located on the east side of East View Avenue (Haverhill Road) and on the south side of Lake Worth Road (S.R. 802), was approved as advertised, subject to the following special conditions:

- 1) Developer shall construct at the development entrance and Lake Worth Road, a left turn lane east approach, left and right turn lane south approach and signalization of the intersection;
- 2) Developer shall dedicate to Palm Beach County fifty-four (54) feet of right-of-way from the centerline of Melaleuca Lane;
- 3) Condominium Agreements shall be required and shall limit the minimum age to sixteen (16) years;