

RESOLUTION NO. R-76- 379

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. 76-6 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 22 April 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 22nd day of April, 1976, that petition No. 76-6, the petition of GLUCKSTERN-TAYLOR ENTERPRISES by William R. Boose, III, Attorney, for the REZONING, FROM AG-AGRICULTURAL DISTRICT TO CS-SPECIALIZED COMMERCIAL DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED PROFESSIONAL OFFICE/BUSINESS PARK INCLUDING, BUT NOT LIMITED TO, A HOSPITAL COMPLEX, CONVALESCENT CENTER AND NURSING FACILITY AND MEDICAL CLINIC on the North 446 feet of all that part of Tract 16, 17 and 18, Block 1, Palm Beach Farms Company Plat Mo. 9, in Sections 28 and 29, Township 43 South, Range 42 East, as recorded in Plat Book 5, page 58 (as measured at right angles to the North line of said tract) lying Westerly of the right-of-way of Golden Lakes Boulevard as said right-of-way is recorded in Golden Lakes Village

Section I, as recorded in Plat Book 30, pages 18 and 19. Said property located on the south side of Okeechobee Road and the west side of Golden Lakes Boulevard, was approved as advertised, subject to the following special conditions:

1. Developer shall construct the following at Okeechobee Boulevard and the westernmost North entrance:
 - a. Right turn lane from the west approach, Stage 3
 - b. Left turn lane from the east approach, Stage 3
 - c. Right turn lane from the south approach, Stage 3
 - d. Signalization of the intersection, Stage 4, or earlier as warranted.
2. Developer shall construct the following at the Westernmost Road (Benoist Farms Road Extension) and the Marginal Access Road :
 - a. Left turn lane ~~from~~ the north approach, Stage 3
 - b. Right turn lane from the east approach, Stage 3
 - c. Left turn lane from the east approach, Stage 3
 - d. Additional left turn lane from the east approach, Stage 4, or when warranted
 - e. Right turn lane from the south approach, Stage 3
 - f. Additional right turn-thru lane from the south approach, Stage 4, or when warranted
 - g. Signalization of the intersection when justified.
3. Developer shall construct the extension of the existing left turn lane from the east approach, at Okeechobee Boulevard and Golden Lakes Boulevard in conjunction with Stage 1.
4. Developer shall construct the following at Golden Lakes Boulevard and the Marginal Access Road:
 - a. Left turn lane from west approach, Stage 3
 - b. Right turn-thru lane from west approach, Stage 4.

5. Prior to the issuance of any building permits the Developer shall convey to Palm Beach County, the additional right-of-way required for the ultimate right-of-way for Okeechobee Boulevard.
6. Prior to the issuance of any building permits the Developer shall convey the right-of-way for Renoist Farms Road.
7. Developer shall bond the construction of Renoist Farms Road, which shall be constructed by the Developer as a two (2) lane paved facility from Okeechobee Boulevard to Belvedere Road. Said construction to be concurrent with the construction of Stage 4.
8. Developer shall plat the development in accordance with the Subdivision and Platting Regulations.
9. Developer shall provide, at his expense, a guardhouse south of the Commercial Area, for Golden Lakes Village Condominium, and subject to review by the Condominium Board of Directors.
10. Developer shall delete the 6.51± acre area projecting southerly from the proposed CG-General Commercial Planned Commercial Development.
11. Developer shall provide a landscaped buffer area along both sides of the common boundary between the commercial development and Golden Lakes Village Condominium.
12. Developer shall, at his expense, enter into a joint application with Golden Lakes Village Condominium to request the reversion of Golden Lakes Boulevard and Golden River Drive from eighty (80) foot publically dedicated collectors, as they effect the condominium area of Golden Lakes Village.

13. Developer will provide for all inner roads in the condominium area of Golden Lakes Village to become private.
14. Developer shall provide a control mechanism at the construction entrance at the south end of the project to insure that all construction vehicles will be instructed to use this entrance. A gate system shall be placed across the roadway when there is no construction activity.

Commissioner **Culpepper** , moved for approval of the petition.

The motion was seconded by Commissioner **Weaver** , and upon being put to a vote, the vote was as follows:

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

The foregoing resolution was declared duly passed and adopted this 4th day of May , 1976, confirming action of 22 April 1976.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By Mary F. Wilkerson
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY
Wm. L. Dell
COUNTY ATTORNEY

