

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, 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. 77-109 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 29 September 1977.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 25th day of October, 1977, that petition No. 77-109 the petition of FEDERATED DEPARTMENT STORES, INC., ARVIDA CORP., AND FLORIDA POWER & LIGHT COMPANY by William R. Boose, III, Attorney, TO ALLOW THE AMENDMENT OF THE MASTER SITE DEVELOPMENT PLAN FOR BOCA MALL REGIONAL SHOPPING CENTER on a parcel of land lying in part of Sections 14 and 23, Township 47 South, Range 42 East, more particularly described as follows: PARCEL "A": Commencing at the Northwest corner of said Section 23; thence South $00^{\circ} 28' 57''$ East (for convenience all bearings shown herein are relative to an assumed meridian) along the West line of said Section 23, a distance of 604.69 feet to a point on the centerline of Meridian Trail as now laid out in use; thence North $89^{\circ} 31' 03''$ East, a distance of 60 feet to the East right-of-way line of said Meridian Trail and the Point of Beginning of this description for Parcel "A", said point being on the arc of a curve concave to the East having a radius of 2804.79 feet and a Central Angle of $08^{\circ} 15' 12''$ and whose tangent at this point bears South $00^{\circ} 28' 57''$ East, thence Northerly along the arc of said curve, a distance of 404.02 feet; thence North

07° 46' 15" East along the tangent to said curve, a distance of 482.07 feet to the beginning of a curve concave to the West having a radius of 2632.53 feet and a Central Angle of 07° 45' 48"; thence Northerly along the arc of said curve, a distance of 356.70 feet; thence North 00° 00' 27" East, parallel with and 180 feet East of the West Line of said Section 14, a distance of 42.88 feet to the intersection of the East right-of-way line of said Meridian Trail with the South property line of Federated Department Stores, Inc.; thence North 88° 56' 09" East along said South line, a distance of 514.51 feet; thence South 00° 14' 42" East along the West line of said Federated Department Stores, Inc. Parcel, a distance of 668.09 feet to the North line of said Section 23; thence continue South 00° 14' 42" East, a distance of 682.68 feet; thence South 89° 31' 03" West, a distance of 14.64 feet; thence South 00° 28' 57" East, a distance of 98.33 feet to the beginning of a curve concave to the Northeast having a radius of 214.81 feet and a Central Angle of 30° 01' 44"; thence Southerly and Southeasterly along the arc of said curve, a distance of 112.58 feet to a point of reverse curvature; thence Southeasterly and Southerly along the arc of a curve concave to the Southwest having a radius of 214.81 feet and a Central Angle of 30° 01' 44", a distance of 112.58 feet; thence South 00° 28' 57" East along the tangent to said curve, a distance of 331.54 feet to the Southwest corner of said Federated Department Stores, Inc. Parcel; thence South 89° 15' 01" West along the Northerly right-of-way line of Lake Worth Drainage District L-46, a distance of 677.67 feet to the East right-of-way line of said Meridian Trail; thence North 00° 28' 57" West along said East right-of-way line, a distance of 715.82 feet to the Point of Beginning, Subject to existing easements, restrictions and reservations of Record; TOGETHER WITH PARCEL "C": Commencing at the Northeast corner of the Northwest 1/4 of said Section 23, Township 47 South, Range 42 East; thence South 00° 55' 40" East along the East line of the Northwest 1/4, a distance of 591.60 feet to the Point of Beginning of said Parcel "C"; thence continue South 00° 55' 40" East, a distance of 431.39

feet; thence South $89^{\circ} 15' 10''$ West, a distance of 446.00 feet to a point on the East property line of said Federated Department Stores, Inc.; thence North $00^{\circ} 55' 40''$ West along said East line, a distance of 431.39 feet; thence North $89^{\circ} 15' 10''$ East, a distance of 446.00 feet to the Point of Beginning, SUBJECT to existing rights-of-way, easements, restrictions and reservations of Record; TOGETHER WITH the following described parcel: Commencing at the Southeast corner of the Southwest $1/4$ of said Section 14, Township 47 South, Range '42 East; thence North $00^{\circ} 08' 54''$ East, a distance of 333.93 feet to the Point of Beginning; thence North $89^{\circ} 51' 06''$ West, a distance of 446 feet; thence North $00^{\circ} 08' 54''$ East, a distance of 325 feet; thence South $89^{\circ} 51' 06''$ East, a distance of 446 feet; thence South $00^{\circ} 08' 54''$ West, a distance of 325 feet to the Point of Beginning, SUBJECT to existing rights-of-way, easements, restrictions and reservations of Record; TOGETHER WITH a parcel of land lying and being in part of Sections 14 and 23, Township 47 South, Range 42 East, more particularly described as follows: Commencing at the Southwest corner of said Section 14, thence North $88^{\circ} 39' 44''$ East along the South line of said Section 14 (for convenience all bearings shown hereon are based on an assumed meridian), a distance of 697.55 feet to the Point of Beginning; thence North $00^{\circ} 14' 42''$ West, a distance of 668.09 feet; thence South $88^{\circ} 56' 09''$ West, a distance of 514.51 feet to a point 180 feet East of, as measured at right angles to, the West line of said Section 14 and being the East right-of-way line of Meridian Trail; thence North $00^{\circ} 00' 27''$ East along a line parallel to, and 180 feet East of, said West line of Section 14, a distance of 30.95 feet to the beginning of a curve concave to the West having a radius of 3090 feet and a Central Angle of $09^{\circ} 58' 54''$; thence Northerly along the arc of said curve, a distance of 538.31 feet to a point on the South right-of-way line of Boca Raton West Road (State Road No. 808), said point being 100 feet South of, measured at right angles to, the centerline of Boca Raton West Road (State Road No, 808) as recorded in Road Plat Book 4, pages 5 to 14; thence

South $87^{\circ} 05' 06''$ East, parallel to said centerline, a distance of 1620.07 feet to the beginning of a curve concave to the South having a radius of 5,629.65 feet and a Central Angle of $04^{\circ} 24' 14''$; thence Southeasterly along the arc of said curve a distance of 432.84 feet; thence South $82^{\circ} 40' 52''$ East along the tangent of said curve, a distance 174.52 feet to the beginning of a curve concave to the North having a radius of 2,957.93 feet and a Central Angle of $04^{\circ} 40' 15''$; thence Southeasterly along the arc of said curve, a distance of 241.71 feet; thence South $87^{\circ} 21' 07''$ East along the tangent to said curve, a distance of 69.79 feet to a point on the East line of a Drainage Casement (Lake Worth Drainage District E-3), said point being on the East line of the Southwest $1/4$ of said Section 14; thence South $00^{\circ} 08' 54''$ West along said East line of the Southwest $1/4$ of Section 14, a distance of 352.90 feet; thence North $89^{\circ} 51' 06''$ West, a distance of 446 feet; thence South $00^{\circ} 08' 54''$ West, a distance of 325 feet; thence South $89^{\circ} 51' 06''$ East, a distance of 446 feet to a point on said East line of a Drainage Easement (Lake Worth Drainage District E-3); thence South $00^{\circ} 08' 54''$ West along said East line, a distance of 333.93 feet to the Southeast corner of the Southwest $1/4$ of said Section 14; thence South $00^{\circ} 55' 40''$ East along the East line of the Northwest $1/4$ of Section 23, a distance of 591.60 feet; thence South $89^{\circ} 15' 10''$ West, a distance of 446.00 feet; thence South $00^{\circ} 55' 40''$ East, a distance of 756.39 feet to a point on the North right-of-way line of Lake Worth Drainage District L-46; thence South $89^{\circ} 15' 10''$ West along said North right-of-way line, a distance of 1,489.85 feet to the centerline of a 36 foot ingress and egress easement; thence Northerly along said centerline by the following courses: North $00^{\circ} 28' 57''$ West, a distance of 331.54 feet to the beginning of a curve concave to the Southwest having a radius of 214.81 feet and a Central Angle of $30^{\circ} 01' 44''$; thence Northerly and Northwesterly along the arc of said curve, a distance of 112.58 feet to a point of reverse curvature; thence Northwesterly and Northerly along the

arc of a curve concave to the Northeast having a radius of 214.81 feet and a Central Angle of 30° 01' 44"; a distance of 112.58 feet; thence North 00° 28' 57" West along the said centerline of the ingress and egress easement and its Northerly extension, a distance of 98.33 feet; thence North 89° 31' 03" East, a distance of 14.64 feet; thence North 00° 14' 42" West, a distance of 682.68 feet to the North line of said section 23 and the Point of Beginning, SUBJECT to existing rights-of-way, easements, restrictions and reservations of record; containing in total 141.563 acres, more or less. Said property located at the southeast corner of the intersection of Boca Raton Road Nest (Butts Road; S.R. 808) and St. Andrews Boulevard (f/k/a Meridian Trail) in a CG-General Commercial District, was approved as advertised subject to the following special conditions:

1. Developer shall provide at the East entrance on Glades Road:
 - a.) Left turn lane, east approach;
 - b.) Right turn lane, west approach;
 - c.) Right turn lane, south approach.
2. Developer shall provide at the Center entrance on Glades Road:
 - a.) Signalization when warranted and bear the cost of the interconnection of the existing signals at Butt's Road and Meridian Road intersections, and any modification of these signals as required by this project through buildout, as required by the County Engineers office;
 - b.) Two (2) left turn lanes, east approach,
 - c.) Dual right turn lanes, south approach;
 - d.) Dual left turn lanes, south approach;
 - e.) Right turn lane, west approach.
3. Developer shall provide at the **West** entrance on Glades Road:
 - a.) Left turn lane, east approach;
 - b.) Right turn lane, south approach;
 - c.) Right turn lane, west approach.
4. Developer shall provide at the North entrance on Boca Raton West Road:
 - a.) Right turn lane, north approach;
 - b.) Left turn lane, south approach;
 - c.) Right and Left turn lane, west approach.
5. Developer shall provide at the South entrance on Boca Raton West Road:
 - a.) Left turn lane, south approach;
 - b.) Right and Left turn lane, west approach.
6. Developer shall provide at the North entrance on Meridian Road:
 - a.) Left turn lane, north approach;
 - b.) Right and Left turn lane, east approach.

7. Developer shall provide at the Central entrance on Meridian Road:
 - a.) Left turn lane, north approach;
 - b.) Right and Left turn lane, east approach.
8. Developer shall provide at the South entrance on Meridian Road:
 - a.) Left turn lane, north approach;
 - b.) Right and Left turn lane, east approach;
 - c.) Right turn lane, south approach.
9. Developer shall provide at the intersection of Meridian Road and Glades Road:
 - a.) Left and Right turn lane, and through lane north approach,
 - b.) Left turn lane, east approach;
 - c.) Right and Double Left turn lane, south approach;
 - d.) Left and Right turn lane, west approach.
10. Developer shall provide at the intersection of Glades Road and Boca Raton West Road:
 - a.) Left and Right turn lane, and through lane, north approach;
 - b.) Left turn lane, east approach;
 - c.) Left and Right turn lane and through lane, south approach;
 - d.) Left turn lane, west approach.
11. All turn lanes set forth in Conditions 1 through 10 above, shall be constructed by the Developer, when warranted by Traffic impact, as determined by the County Engineer.

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

Lake Lytal, Chairman	-	Yes
Peggy Evatt, V. Chairman	-	Yes
William Medlen	-	Yes
Dennis Koehler	-	Yes
Bill Bailey	-	Yes

The foregoing resolution was declared duly passed and adopted this 25th day of October, 1977, confirming action of 29 September 1977,

PALM BEACH COUNTY, FLORIDA
 BY ITS BOARD OF COUNTY
 COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Ruth Ann Otter*
 Deputy Clerk

APPROVE AS TO FORM
 AND LEGAL SUFFICIENCY

John Dill
 County Attorney

