

2-44-92
Cannongate

RESOLUTION NO. R-73- 637

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. 73-173 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 28 September 1973.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 28th day of September, 1973, that petition No. 73-173, the petition of CANNON HOMES, INC. by Lewis E. Keller, Agent, for the REZONING, FROM RS-RESIDENTIAL SINGLE FAMILY DISTRICT TO RM-RESIDENTIAL MULTIPLE FAMILY DISTRICT (MEDIUM DENSITY) AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on Tracts 19, 20, 25, 26, 33, 34, 35 and 36, Model Land Company Subdivision of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4, the West 1/2 and the Southeast 1/4 of Section 2, Township 44 South, Range 42 East as recorded in Plat Book 5, page 80, less a parcel of land in the aforesaid Tract 19 described as follows: beginning at the Northeast corner of said Tract 19; thence run Southerly along the East line of said Tract 19, a distance of 177 feet; thence run Westerly, parallel with the North line of said Tract 19, a distance of 80.00

feet to the point of curvature of a curve concave to the Northeast having a radius of 80.78 feet; thence run along the arc of said curve, a distance of 36.28 feet; thence run Northerly, parallel with the said East line of said Tract 19, a distance of 169.04 feet to the North line of said Tract 19; thence run Easterly, along said North line of Tract 19, a distance of 115.0 feet to the Point of Beginning. The East 1/2 of Tracts 21 and 22 in Section 2, Township 44 South, Range 42 East, as recorded in Plat Book 5, page 80, also described as the East 1/2 of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 2, less the right-of-way for Dillman Road and Haverhill Road as now laid out and in use. Tracts 37 and 38, Tract 39, less the East 769.5 feet thereof, and Tract 40, less the East 769.5 feet thereof, Model Land Company Subdivision of the Northwest 1/4 and the Southeast 1/4 of the Northeast 1/4; the West 1/2 and the Southeast 1/4 of Section 2, Township 44 South, Range 42 East, as recorded in Plat Book 5, page 80; excepting therefrom a strip of land 40 feet in width on each side of the centerline of Dillman Road. The East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 44 South, Range 42 East. The East 1/2 of Tracts 39 and 40, Section 2, Township 44 South, Range 42 East; excepting therefrom a strip of land 40 feet in width on each side of the centerline of Dillman Road. All being a part of the plat of Model Land Company Subdivision of Section 2, Township 44 South, Range 42 East as recorded in Plat Book 5, page 80. Said property located at the northwest corner of Haverhill Road and Summit Boulevard, was approved as amended to a Special Exception for a Planned Unit Development in the existing RS-Residential Single Family District subject to the following special conditions:



- (1) Prior to the issuance of any building permits, the developer shall dedicate to Palm Beach County, the additional right-of-way to provide for an eighty (80) foot right-of-way for Haverhill Road and Summit Boulevard;
- (2) Developer shall construct, at his expense and in conjunction with platting, two (2) lanes for Haverhill Road running from Gun Club Road to Summit Boulevard and provide proper drainage;
- (3) Developer shall construct, at his expense, the required turning lanes into the development as indicated by the traffic impact analysis and approved by the County Engineering Department;
- (4) The final density figure shall not exceed the six (6) dwelling units per acre as provided for in the Zoning Code.

The foregoing resolution was offered by Commissioner Culpepper , who moved its adoption. The motion was seconded by Commissioner Johnson , and upon being put to a vote, the vote was as follows:

Lake Lytal	aye
E. W. Weaver	aye
Robert C. Johnson	aye
George V. Warren	aye
Robert F. Culpepper	aye

The Chairman thereupon declared the resolution duly passed and adopted this 16 day of October , 1973, confirming action of September 28, 1973.

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY


COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: 
Deputy Clerk