

RESOLUTION NO. R-74-705

RESOLUTION APPROVING DEVELOPMENT OF REGIONAL IMPACT

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 Board of County Commissioners, as the governing body of local government having jurisdiction, pursuant to Chapter 380.031 and Chapter 380.06, Florida Statutes, is authorized and empowered to consider applications for development approval of developments of regional impact; 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 and Chapter 380.06 (7) have been satisfied; and

WHEREAS, Petition No. DRI-74-5 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 25 July 1974.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 25th day of July, 1974, that Petition No. DRI-74-5 by Arvida Corporation for development approval of a development of regional impact of a parcel of land lying and being in Sections 16,22,23, Township 47 South, Range 42 East, more particularly described as follows: the Southeast 1/4 of Section 16, Township 47 South, Range 42 East, lying 102.0 feet Southerly from the centerline of State Road 808 (Boca Katon West Road) as recorded in Road Book 4, pages 5 through 14, also: the Southeast 1/4 of the Southwest 1/4 of said Section 16, lying 102.0 feet Southerly from the centerline of said State Road 808; and all of the North 1/2 of Section 22, Township 47 South, Range 42 East, except that part described as follows: beginning at a point on the

South line of said North 1/2 of Section 22, a distance of 159.03 feet East of the West 1/4 corner thereof; thence North 0° 10' 25" East parallel with the West line of said Section, a distance of 735 feet; thence North 89° 30' 47" East parallel with the South line of said North 1/2 of said Section 22, a distance of 720 feet; thence South 0° 10' 25" West parallel with the West line of said Section 22, a distance of 735 feet to the South line of the North 1/2 of said Section 22; thence South 89° 30' 47" West along said South line of the North 1/2 of said Section 22, a distance of 720 feet, more or less, to the Point of Beginning; also less that part taken for Jog Road and Power Line Road; and the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of Section 23, Township 47 South, Range 42 East; less the North 80 feet, the East 67.5 feet and the South 100 feet of said Southwest 1/4, and less the East 63.36 feet and the South 40 feet of said South 1/2 of the Northwest 1/4. Said property located on the south side of Boca Raton West Road (S.R. 808) approximately .2 mile east of Florida's Turnpike, containing approximately 639.57 acres, was approved as advertised, subject to the following special conditions:

- 1) Developer shall dedicate to Palm Beach County:
 - a) one hundred twenty (120) feet of right-of-way for Powerline Road,
 - b) one hundred twenty (120) feet of right-of-way for Meridian Trail, and
 - c) two hundred (200) feet of right-of-way for Palmetto Park Road;
- 2) Developer shall construct:
 - a) Powerline Road to a four (4) laned paved facility from Glades Road to Boca del Mar development,
 - b) Meridian Trail to a two (2) laned paved facility from Glades Road to Palmetto Park Road, and
 - c) Palmetto Park Road to a four (4) laned paved facility from Military Trail to the completed segment in Boca del Mar;

- 3) Developer shall construct at Glades Road and the development's west entrance a left turn lane east approach and left turn lane south approach;
- 4) Developer shall construct at Glades Road and the development's entrance west of Powerline Road a left turn lane east approach if required by development traffic;
- 5) Developer shall construct at the development's entrance south of Glades Road and Powerline Road a left turn lane north approach, left turn lane south approach, left turn lane east approach and left turn lane west approach;
- 6) Developer shall construct at Powerline Road and the development's south entrance a right turn lane north approach and left and right turn lanes west approach;
- 7) Developer shall construct at the developments north entrance at Meridian Trail a right turn lane north approach, left turn lane south approach and left and right turn lanes west approach;
- 8) Developer shall construct at the development's middle entrance at Meridian Trail a left and right turn lanes north approach, left turn lane south approach, left turn lane east approach and left turn lane west approach;
- 9) Developer shall construct at the development's south entrance at Meridian Trail a left turn lane north approach, left and right turn lanes south approach, left and right turn lanes east approach and left turn lane west approach;
- 10) Developer shall construct at Meridian' Trail and Palmetto Park Road a left and right turn lanes on the north approach, right turn by-pass lane east approach, left turn lane west approach;
- 11) Conditions Nos. 1-10 shall be coordinated with development phases;

- 12) Developer shall preserve the slough area on the southern portion of the property;
- 13) Developer shall dedicate a fire station site;
- 14) In addition to the twenty (20) acre school site within the subject property the developer shall dedicate an additional seventeen (17) acre school site outside of the subject property. Said location to be mutually agreeable between the developer and the Palm Beach County Board of Public Instruction.

BE IT FURTHER RESOLVED that a copy of this resolution (Development Order) shall be transmitted to the State Land Planning Agency, the owner or developer (petitioner) and a courtesy copy furnished to the South Florida Regional Planning Council.

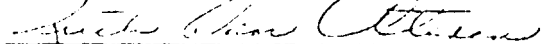
The foregoing resolution was offered by Commissioner Warren, who moved its adoption. The motion was seconded by Commissioner Weaver, and upon being put to a vote, the vote was as follows:

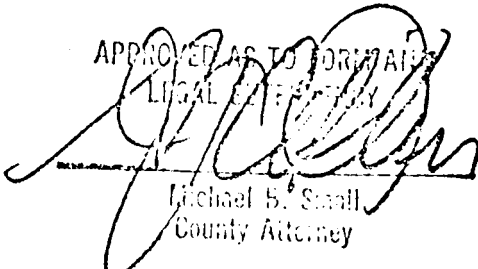
Robert F. Culpepper	- Yes
E. W. Weaver	- Yes
Robert C. Johnson	- No
George V. Warren	- Yes
Lake Lytal	- Yes

The Chairman thereupon declared the resolution duly passed and adopted this 3rd day of September, 1974, confirming action of 25 July 1974.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: 
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL EFFECT

Michael B. Stahl
County Attorney