

RESOLUTION NO. R-76-380

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. 76-7 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. 76-7, the petition of GLUCKSTERN-TAYLOR ENTERPRISES by William R. Boose, III, Attorney, for the REZONING, FROM AG-AGRICULTURAL DISTRICT IN PART AND RS-RESIDENTIAL SINGLE FAMILY DISTRICT IN PART TO CG-GENERAL COMMERCIAL DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED COMMERCIAL DEVELOPMENT CONTAINING A COMMUNITY SHOPPING CENTER EXCEEDING 50,000 SQUARE FEET OF TOTAL FLOOR AREA, AND ALSO INCLUDING, BUT NOT LIMITED TO, AN AUTOMOBILE SERVICE STATION AND A FINANCIAL INSTITUTION on Tract 21, Block 1, and all that part of the North 446 feet of Tracts 19 and 20, Block 1, as measured at right angles to the North tract lines thereof lying Easterly of the right-of-way for Golden Lakes Boulevard as recorded in Plat Book 30, pages 18 and 19, all in Palm Beach Farms Company Plat No. 9, in Section

28, Township 43 South, Range 42 East, as recorded in Plat Book 5, page 58. Said property located on the south side of Okeechobee Road and the east side of Golden Lakes Boulevard, was approved as amended to include only the following described property, which excludes approximately 6.51 acres: all that part of the North 446 feet of Tracts 19, 20 and 21, Block 1, as measured at right angles to the North Tract lines thereof, lying Easterly of the right-of-way for Golden Lakes Boulevard as recorded in Plat Book 30, pages 18 and 19, all in Palm Beach Farms Company Plat No. 9, in Section 28, Township 43 South, Range 42 East, as recorded in Plat Book 5, page 58, excepting the South and East 75 feet of said Tract 21. for Lake Worth Drainage District Lateral Canal L-1 right-of-way, as recorded in Official Records Book 2239, pages 1843 and 1844, and containing 19.27 acres, more or less, and subject to the following special conditions:

1. Developer shall construct the following at Okeechobee Boulevard and the easternmost North entrance:
 - a. Left turn lane from the east approach, Stage 2
 - b. Right turn lane from the west approach, Stage 3
 - c. Signalization of the intersection, Stage 4, or earlier as warranted.
2. Developer shall construct the following at the intersection of Okeechobee Boulevard and Golden Lakes Boulevard:
 - a. Right turn lane from the west approach, Stage 2
 - b. Signalization of the intersection, Stage 3, or earlier as warranted
 - c. Additional left turn lane from the east approach, Stage 4.
3. Developer shall construct the following at Golden Lakes Boulevard and the Marginal Access Road:
 - a. Left turn lane from the north approach, Stage 3
 - b. Through-right turn lane from the south approach, Stage 3
 - c. Additional right turn lane from the south approach, Stage 4

- d. Right turn lane from the east approach, Stage 3
 - e. Through-left turn lane **from** the east approach, Stage 3
 - f. Additional left turn lane from the east approach,
Stage 4
 - g. Signalization of the intersection, Stage 3, **or** earlier
as warranted.
4. 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 Okeechohee Boulevard.
 5. Prior to the issuance of any building permits the Developer shall convey the right-of-way for Benoist Farms Road.
 6. Developer shall bond the construction of Benoist 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.
 7. Developer shall plat the development in accordance with the Subdivision and Platting Regulations.
 8. Developer shall provide a guardhouse at his expense, south of the Commercial Area, for Golden Lakes Village Condominium.
 9. Developer shall delete the 6.51± acre area projecting southerly from the proposed CG-General Commercial Planned Commercial Development.
 10. Developer shall provide a landscaped buffer area between the commercial development and Golden Lakes Village Condominium.
 11. Developer shall 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.

12. Developer will provide **for** all inner roads in the condominium area of Golden Lakes Village to become private.
13. 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:

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

APPROVED AS TO FORM AND
 LEGAL SUFFICIENCY

Lawrence D. C.
 COUNTY ATTORNEY

By Mary F. Webster
 Deputy Clerk

