

RESOLUTION NO. R- 87-1104

RESOLUTION APPROVING ZONING PETITION 77-87(E): Special Exception with a concurrent Modification of Commission Requirements

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. 77-87(E) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on March 26, 1987 and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various county review agencies and the recommendations of the Planning Commission; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This proposal is consistent with the requirements of the Comprehensive Plan and local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session that Petition No. 77-87(E), the petition of JEWISH FEDERATION OF PALM BEACH COUNTY, INC. AND THE ENGLE GROUP, INC., By Robert A. Bentz, Agent, for a SPECIAL EXCEPTION TO AMEND THE MASTER PLAN FOR LAKESIDE GREEN PLANNED UNIT DEVELOPMENT PREVIOUSLY APPROVED UNDER ZONING PETITIONS 77-87, 77-87(A), 77-87(B), 77-87(C), AND 77-87(D) BY CHANGING TRACT K FROM CIVIC SITE TO MULTIPLE FAMILY, AND TRANSFERRING UNITS FROM TRACTS E, F, AND G TO TRACT K

WITH A CONCURRENT MODIFICATION OF COMMISSION REQUIREMENTS TO DELETE  
CONDITION NO. 3.

CONDITION NO. 3 WHICH PRESENTLY STATES:

"3. The developer shall construct concurrent with the construction of the Civic site's access road on Haverhill Road, a left turn lane, north approach, and a right turn lane, south approach."

REQUEST CONDITION NO. 3 BE DELETED.

On a parcel of land lying in the Southwest 1/4 of Section 12, Township 43 South, Range 42 East, said parcel of land being more particularly described as follows: Beginning at the Northeast Corner of the recorded Plat of Lakeside Green Plat No. 4A, as recorded in Plat Book 50, Pages 186-188; (said point being the intersection of the Westerly line of Military Trail and the Northerly line of Willow Pond Road) Thence: with a bearing of North 88 degrees 03' 23" West, along the North Right-of-way line of Willow Pond Road, and the North line of Lakeside Green Plat 4A, a distance of 10.10 feet: thence continue along the North line of Plat 4A, with a bearing of South 46 degrees 02' 49" West, a distance of 34.80 feet: thence North 89 degrees 51' 00" West, a distance of 478.97 feet; thence North 44 degrees 51' 00" West, a distance of 35.35 feet to a point on the East Right-of-way line of Willow Pond Road, and the Easterly line of Lakeside Green Plat No. 4A; thence with a bearing of North 00 degrees 09' 00" East, along the East line of Plat No. 4A a distance of 473.78 feet to a point; thence with a curve to the left having a radius of 300.00 feet, a central angle of 88 degrees 22' 45", and an arc length of 462.75 feet to a point; thence with a bearing of North 88 degrees 13' 45" West, a distance of 173.65 feet; thence with a bearing of North 01 degrees 29' 06" East, a distance of 665.00 feet; thence with a bearing of South 88 degrees 13' 45" East, a distance of 1033.29 feet to a point on the West Right-of-way line of Military Trail; thence with a bearing of South 01 degree 56' 37" West, along the

West Right-of-way line of Military Trail, said line lying 50.00 feet West of and parallel with the North-South 1/4 line of Section 12, a distance of 1415.95 feet more or less to the Point of Beginning. Also, a parcel of land in Section 12, Township 43 South, Range 42 East, said land being described as follows: Commencing at the Southwest corner of Section 12, thence with a bearing North 1 degree 28' 52" East, along the West line of Section 12; said line also being the centerline of Haverhill Road, a distance of 1421.04 feet to a point; thence with a bearing of South 88 degrees 31' 08" East a distance of 50.00 feet to a point on the East Right-Of-Way of Haverhill Road, and the Point of Beginning: thence South 88 degrees 19' 45" East, a distance of 457.03 feet; thence South 69 degrees 46' 51" East a distance of 361.40 feet to a point of curvature; thence with a curve to the left having a radius of 50.00 feet, a central angle of 103 degrees 30' 20", and an arc length of 90.33 feet to a point of reverse curve; thence with a curve to the right having a radius of 180.00 feet, a central angle of 17 degrees 17' 11", and an arc length of 54.31 feet; thence North 24 degrees 00' 00" East, a distance of 122.27 feet to a point; said point being point "A"; thence North 86 degrees 57' 06" West, a distance of 182.44 feet; thence with a curve to the right having a radius of 80.00 feet, a central angle of 90 degrees 16' 58", and an arc length of 126.06 feet; thence North 3 degrees 19' 51" East, a distance of 301.49 feet; thence with a curve to the right having a radius of 80.00 feet, a central angle of 13 degrees 16' 14", and an arc length of 18.53 feet; thence with a bearing of North 16 degrees 36' 06" East, a distance of 177.01 feet; thence with a curve to the right having a radius of 50.00 feet, a central angle of 68 degrees 57' 29", and an arc length of 60.18 feet; thence North 85 degrees 33' 35" East, a distance of 184.68 feet; thence North 04 degrees 15' 01" East, a distance of 432.47 feet; thence North 88 degrees 13' 45" West, a distance of 147.62 feet; thence with a curve to the left having a radius of 185.00 feet, a

central angle of 57 degrees 56' 28", and an arc length of 187.08 feet to a point; thence with a bearing of South 33 degrees 49' 47" West, a distance of 215.18 feet; thence with a curve to the right having a radius of 340.00 feet, a central angle of 57 degrees 39' 19", and an arc length of 342.13 feet; thence North 88 degrees 30' 54" West, a distance of 234.96 feet; thence South 46 degrees 28' 59" West, a distance of 35.36 feet; thence North 88 degrees 30' 08" West, a distance of 4.00 feet to a point on the existing right-of-way line of Haverhill Road; thence with a bearing of South 1 degree 28' 52" West, along a line lying 50.00 feet east of and parallel to the West line of Section 12 and the centerline of Haverhill Road, a distance of 706.32 feet more or less to the Point of Beginning. Also, a parcel of land in Section 12, Township 43 South, Range 42 East, lying 40.00 feet Easterly of and adjacent to the above described tract K. Beginning at the above described point "A": thence North 86 degrees 57' 06" West, a distance of 182.44 feet; thence with a curve to the right having a radius of 80.00 feet, a central angle of 90 degrees 16' 58", and an arc length of 126.06 feet; thence North 3 degrees 19' 51" East, a distance of 301.49 feet; thence with a curve to the right having a radius of 80.00 feet, a central angle of 13 degrees 16' 14", and an arc length of 18.53 feet; thence with a bearing North 16 degrees 36' 06" East, a distance of 177.01 feet; thence with a curve to the right having a radius of 50.00 feet, a central angle of 68 degrees 57' 29", and an arc length of 60.18 feet; thence North 85 degrees 33' 35" East, a distance of 184.68 feet; thence North 04 degrees 15' 01" East, a distance of 432.47 feet; thence South 88 degrees 13' 45" East, a distance of 40.04 feet; thence with a bearing of South 04 degrees 15' 01" West, a distance of 468.56 feet; thence South 85 degrees 33' 35" West, a distance of 219.03 feet; thence with a curve to the left having a radius of 10.00 feet, a central angle of 68 degrees 57' 29", and an arc length of 12.04 feet; thence South 16 degrees 36' 06" West, a distance of 177.01 feet; thence with a curve to the

left having a radius of 40.00 feet, a central angle of 13 degrees 16' 14", and an arc length of 9.26 feet; thence with a bearing of South 3 degrees 19' 51" West, a distance of 301.49 feet; thence with a curve to the left having a radius of 40.00 feet, a central angle of 90 degrees 16' 58" and an arc length of 63.03 feet; thence South 86 degrees 57' 06" East, a distance of 197.75 feet; thence South 24 degrees 00' 00" West, a distance of 42.83 feet more or less to the Point of Beginning. The property is located on the west side of Military Trail (SR 809), approximately .3 miles north of Roebuck Road and is bounded on the west by Haverhill Road in an RS-Single Family Residential Zoning District and was approved as advertised subject to the following conditions:

1. The developer shall comply with all previous conditions of approval unless expressly modified herein.

2. Condition No. 3 of Zoning Petition No. 77-87(C) (Resolution No. 85-12), which presently reads as follows:

"3. The developer shall construct concurrent with the construction of the Civic site's access road on Haverhill Road, a left turn lane, north approach, and a right turn lane, south approach."

is hereby deleted.

3. Condition No. 4 of Zoning Petition No. 77-87(C) (Resolution No. 85-12), which presently reads as follows:

"4. The developer shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. Presently the Fair Share Fee for this project is \$15,963.00."

is hereby deleted.

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

Carol A. Roberts -- Aye  
Karen T. Marcus -- Aye  
Dorothy Wilken -- Aye  
Kenneth M. Adams -- Aye  
Carol J. Elmquist -- Aye

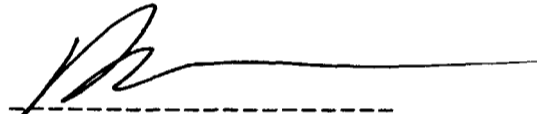
The foregoing resolution was declared duly passed and adopted this 28th day of July, 1987 confirming action of March 26, 1987. -

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

  
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County Attorney