

RESOLUTION NO. R-81-315

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. 80-231 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 26 February 1981; 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. The proposal would be in harmony and compatible with the present and future development of the area concerned
2. The proposal would be consistent with the needs of the County for land areas for specific purposes to serve population and economic activities

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 17th day of March, 1981, that Petition No. 80-231 the petition of MINTO BUILDERS FLORIDA, INC., by J.E. MacKenzie, Vice President, for a SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on Tracts 40 through 47 inclusive, less and

excepting therefrom the North 25 feet thereof and Tracts 56 through 63 inclusive, less and excepting therefrom the South 38 feet thereof, Less and Excepting therefrom the West 20 feet of Tracts 43 and 60, less and excepting therefrom the East 30 feet of Tracts 44 and 59, all in Block 76, Palm Beach Farms Company Plat No. 3, in Section 17, Township 47 South, Range 42 East, as recorded in Plat Book 2, pages 45 through 54, inclusive. Said property located on the north side of Boca Raton West Road (S.R. 808), approximately .2 mile west of Florida's Turnpike in an RS-Residential Single Family District, was approved as advertised subject to the following conditions:

1. Within one hundred twenty (120) days of Special Ex^{ce}p^{ti}oⁿ approval, petitioner shall convey to Palm Beach County eighty(80) feet from centerline for the ultimate right-of-way for Glades Road.
2. Within one hundred twenty (120) days of Special Exception approval, petitioner shall convey to Palm Beach County eighty(80) feet for the project's entrance road, from Glades Road to the project's north property line.
3. Petitioner shall construct at the intersection of Glades Road and the project's entrance road:
 - a. left turn lane, north approach
 - b. left turn lane, west approach
 - c. right turn lane, east approach
 - d. signalization when warranted as determined by the County Engineer
4. Petitioner shall align the project's entrance with Boca Terra.
5. Petitioner shall construct a two-lane road from Glades Road to the north property line within the 80' right-of-way,
6. The developer will take reasonable precaution to insure that run-off from this project will not pollute adjacent or nearby surface waters.
7. The developer will take reasonable precautions during the development of this project to insure that fugitive particulates (dust particles) from the project do not become a nuisance to neighboring properties,
8. Within thirty (30) days of this approval, the applicant shall enter into an agreement with Palm Beach County for the design and construction of roadway improvements as specified by the Board of County Commissioners. This resolution will become invalid unless said agreement is executed as specified above.

Commissioner Koehler , 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:

Frank Foster, Chairman	- AYE
Norman Gregory, Vice Chairman	- ABSENT
Bill Bailey, Member	- AYE
Dennis Koehler, Member	- AYE
Peggy B. Evatt, Member	- AYE

The foregoing resolution was declared duly passed and adopted
this 17th day of March, 1981 , confirming action of
26 February 1981.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk, -

By: *Ruth Ann Ottewill*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

[Signature]
County Attorney

