

RESOLUTION NO. R-75-404

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. 75-50 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 29 May 1975.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 29 day of May, 1975, that petition No. 75-50, the petition of ~~RURAL NEW TOWN, INC.~~, by Bernard J. Sharkey, Executive Director, *for* the REZONING, FROM AG-AGRICULTURAL DISTRICT TO RS-RESIDENTIAL SINGLE FAMILY DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on that part of the North 3/4 of the East 1/2 ~~of~~ Section 35, Township 43 South, Range 41 East, Palm Beach County, Florida, lying North of the North right-of-way line of the West Palm Beach Canal, less the right-of-way of State Road No. 80, and subject to the right-of-way of Florida Power & Light Company, recorded in Official Record Book 80, pages 177-183, Public Records of Palm Beach County, Florida. Said property located on the north side of Southern Boulevard (S.R. 80) approximately 1200 feet east of Royal Palm Beach Boulevard, was approved as advertised, subject to the following special conditions:

1. The developer shall dedicate to Palm Beach County ninety (90) feet of additional right-of-way for State Road 80;
2. The developer shall construct at the intersection of the development's entrance and State Road 80, the following:
 - a. left and right turn lanes, north approach
 - b. right turn lane, east approach
 - c. left turn lane, west approach
 - d. signalization when warranted;
3. Dedicate twenty (20) acres to be utilized for a school to the Palm Beach County School Board for a period of five (5) years. If at the termination of that time the School Board has not constructed a school, the twenty (20) acres shall then revert to the developer for the construction of a private school or other facility;
4. The developer shall provide for the retention of the cypress head on the western portion of the property;
5. The developer shall provide a pedestrian and bicycle pathway system throughout the development;
6. The gross density shall not exceed 3.5 dwelling units per acre;
7. Opaque screening shall be established on the western and northern perimeter of the project;
8. Obtain approval of the drainage plan from the appropriate governmental agency or agencies;
9. A recommendation be made to the Board of County Commissioners that the project become a taxed fire district extending the service area of Fire District No. 6;
10. The developer shall submit copies of the plat or plats of the subject project to the Palm Beach County Sheriff's Department, Fire District No. 6 and the Florida Department of Agriculture and Consumer Services.

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

E.W. Weaver	Aye
Lake Lytal	Aye
Robert F. Culpepper	Aye
Robert C. Johnson	Nay
William Medlen	Aye

The foregoing resolution was declared duly passed and adopted
this 17th day of June , 1975, confirming action
of 29 May 1975.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By J. H. [Signature]
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY
[Signature]
COUNTY ATTORNEY