

RESOLUTION NO. R-77-481

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. 77-46 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 28 April 1977

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 28th day of April, 1977, that petition No. 77-46 the petition of E. Llwyd Ecclestone, Jr. by William R. Boose, 111, Attorney, 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 the Northeast 1/4, less the Easterly 50.0 feet thereof; subject to a drainage and right-of-way easement over the North 35.0 feet of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 and the South 50.0 feet of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4; also, the North 1/2 of the Northeast 1/4 of the Southeast 1/4, less the East 1/2 of the South 181.0 feet; the East 692.0 feet of the North 314.0 feet of the South 495.0 feet, and the East 50.0 feet thereof; also, the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4; also, the Northwest 1/4 of the Southeast 1/4; also, the North 1/2 of the Southwest 1/4

of the Southeast 1/4; all in Section 14, Township 43 South, Range 42 East, Said property located on the west side of Haverhill Road approximately .4 mile north of 12th Street, was approved as advertised subject to the following special conditions:

1. Developer shall plat the proposed lake and residential area on a one (1) acre to one (1) acre basis, up to a maximum of thirty (30) acres for residential, No additional residential units shall be platted until legal positive outfall is provided.
2. Developer shall provide signalization at the main entrance on Haverhill Road, when warranted, as determined by the County Engineer.
3. Developer shall provide a right turn lane at the main entrance, north approach Haverhill Road; a left turn lane at the main entrance, south approach Haverhill Road; and a four (4) lane entrance road.
4. Developer shall provide a left turn lane at the Haverhill Road North entrance, south approach; and a three (3) lane North entrance road (two (2) exit lanes, one (1) entrance lane).
5. Developer shall dedicate to Palm Beach County, fifty-four (54) feet from the centerline for the ultimate right-of-way for Haverhill Road.
6. Developer shall dedicate to Palm Beach County, forty (40) feet for right-of-way for Roebuck Road.
7. Developer shall deed to The School Board of Palm Beach County, an acceptable twenty (20) acre school site prior to the issuance of any residential building permits for this project.
8. Limited to the Commercial site, a fifty (50) foot landscaped buffer zone, containing no paving, shall be provided within the one hundred (100) foot setback. Furthermore, a "noaccess" easement shall be dedicated to Palm Beach County along Haverhill Road within the buffer zone with the intent to exclude motor vehicular access to Haverhill and provided further no sign shall be placed within this area,
9. Developer must apply for a surface water management permit for the proposed development, prior to construction.

Commissioner Evatt , moved for approval of the petition.

The motion was seconded by Commissioner Koehler , and upon being put to a vote, the vote was as follows:

Lake Lytal, Chairman	-	Yes
Peggy Evatt, V. Chairman	-	Yes
William Medlen	-	No
Dennis Koehler	-	Yes
Bill Bailey	-	No

The foregoing resolution was declared duly **passed** and adopted
 this 17th day of May, 1977, confirming action
 of 28 April 1977.

PALM BEACH COUNTY, FLORIDA
 BY ITS BOARD OF COUNTY
 COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Ruth Van Ostron*
 Deputy Clerk

APPROVE AS TO FORM
 AND LEGAL SUFFICIENCY

Wm. Dill
 County Attorney

