

RESOLUTION NO. R-79-347

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. 79-41 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 22 February 1979.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session the 22a day of February, 1979, that petition No. 79-41 the petition of ARTHUR and ANN LEIBOVIT, by John A. Potrekus, Agent, for the REZONING, FROM RS-RESIDENTIAL SINGLE FAMILY DISTRICT TO CG-GENERAL COMMERCIAL DISTRICT on the North 400 feet of the South 600 feet of the West 800 feet of the East 1/2 of the Southwest 1/4 of Section 8, Township 44 South, Range 43 East, less the right-of-way for Prairie Road, AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A LARGE SCALE COMMUNITY SHOPPING CENTER on the South 600 feet of the West 800 feet of the East 1/2 of the Southwest 1/4 of Section 8, Township 44 South, Range 43 East, less right-of-way for Prairie Road; less right-of-way for Forest Hill Boulevard, and less the plat of Meadow Park No. 2; together with Lots 1 through 4, less the South 3 feet, Meadow Park No. 2, as recorded in Plat Book 24, page 230. Said property located on the northeast corner of the intersection of Forest Hill Boulevard and Prairie Road, was approved as advertised subject to the following conditions:

1. Within ninety (90) days of the Special Exception approval, petitioner shall convey to Palm Beach County thirty (30) feet from the centerline of Prairie Road for the ultimate right-of-way.

2. Petitioner shall construct a left turn lane on Forest Hill Boulevard, east approach, at Prairie Road.
3. Petitioner shall lengthen the left turn lane, west approach, on Forest Hill Boulevard at Prairie Road to allow for one hundred twenty-five (125) feet of storage.
4. Petitioner shall construct the main Forest Hill Boulevard entrance with two (2) lanes out and one (1) lane in.
5. Petitioner shall lengthen the left turn lane on Forest Hill Boulevard, west approach, at the proposed entranceway to allow for one hundred fifty (150) feet of storage.
6. Petitioner shall restripe Forest Hill Boulevard, east approach, for a right turn lane at the east access drive.
7. Petitioner shall construct a right turn lane on Prairie Road, north approach, at Forest Hill Boulevard.
8. Petitioner shall locate the access drive on Prairie Road a minimum of two hundred (200) feet from the intersection of Forest Hill Boulevard and Prairie Road.
9. Petitioner shall abandon all existing easements.
10. Petitioner shall design the Site Plan to accommodate existing drainage facilities which provide for the drainage of Prairie Road, said plan to be approved by the County Engineer prior to final Site Plan approval by the Site Plan Review Committee.
11. Petitioner shall signalize the intersection of Forest Hill Boulevard and Prairie Road when warranted, as determined by the County Engineer.
12. Petitioner shall contribute One Hundred Thirty-Seven Thousand Five Hundred Dollars (\$137,500.00) toward the cost of meeting this project's direct and identifiable traffic impact, to be paid at the time of issuance of a building permit(s). However, if an ordinance dealing with this subject matter is adopted, this condition will be superseded by that ordinance; except that, regardless of the form or status of any ordinance, this development shall be required to provide as a minimum the above One Hundred Thirty-Seven Thousand Five Hundred Dollars (\$137,500.00) towards alleviating some of its traffic impacts.
13. Petitioner shall locate loading facilities and waste collection facilities no closer than two hundred (200) feet to the west property line within the North 300 feet of the subject property.
14. Petitioner shall provide signage prohibiting through traffic and truck traffic on Prairie Road.

Commissioner 13th , moved for approval of the petition.

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

Bill Bailey, Chairman	-	Yes
Dennis Koehler, Vice Chairman	-	Yes
Peggy Evatt, Member		Absent
Frank Foster, Member	-	Yes
Norman Gregory, Member	-	No

The foregoing resolution was declared duly passed and adopted
this 13th day of March , 1979, confirming action of
22 February 1979.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *[Signature]*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

County Attorney

