

RESOLUTION NO. R- 80-1613

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. 80-200 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 23 October 1980; 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 not generate excessive noise or traffic
2. The proposal would not provoke excessive overcrowding or concentration of people or population
3. The proposal would be in harmony and compatible with the present and future development of the area concerned
4. The proposal would conserve the value of buildings and encourage the most appropriate use of the land and water

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 23rd day of October 1980, that Petition No. 80-200 the petition of PORT STANLEY INC., by David L. Carpenter, Agent, for the REZONING, FROM CG-GENERAL COMMERCIAL DISTRICT, IN PART, AND RM-RESIDENTIAL MULTIPLE FAMILY DISTRICT (MEDIUM DENSITY), IN PART, TO CG-GENERAL COMMERCIAL DISTRICT of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 42 South, Range 43 East, Less and except the North 375 feet thereof. Said property located on the southeast corner of the intersection of Northlake Boulevard and Sandtree Drive, was approved as amended per the petitioner's request to INCLUDE A FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED COMMERCIAL DEVELOPMENT, subject to the following conditions:

1. Petitioner shall construct a left turn lane, north approach, at the intersection of Sandtree Drive and the project's north entrance.
2. Petitioner shall construct a left turn lane, north approach, at the intersection of Sandtree Drive and the project's south entrance.
3. This project must comply with the Palm Beach County Platting and Subdivision Ordinance 73-4, as amended.
4. Petitioner shall submit a comprehensive drainage report prior to Subdivision Review Committee approval to determine the effect that this development will have on the drainage of abutting properties.
5. A review of the internal roadway system will be required by the Subdivision Review Committee.
6. Within ninety (90) days of Special Exception approval, petitioner shall convey to Palm Beach County an additional ten (10) feet for the right-of-way for Sandtree Drive.
7. Petitioner shall provide publicly dedicated right-of-way for access prior to the issuance of building permit(s).
8. Petitioner shall contribute Nine Hundred Eighty-eight Dollars (\$988.00) per 1,000 sq. ft. of building area toward the cost of meeting this project's direct and identifiable traffic impact to be paid at the time of issuance of the building permit(s).
9. Petitioner shall construct a 6 ft. high concrete wall along all property lines, adjacent to residential zoning.
10. All landscaping shall be installed as shown on site Plan submitted prior to the issuance of a Certificate of Occupancy.

Commissioner Evatt , 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:

Dennis Koehler, Chairman	- AYE
Frank Foster, Vice Chairman	- NO
Bill Bailey, Member	- NO
Norman R. Gregory, Member	- AYE
Peggy B. Evatt, Member	- AYE

The foregoing resolution was declared duly passed and adopted
this 25th day of November 1980 , confirming action of
23 October 1980.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Ruth Van Otterden*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

Charles F. Schock
County Attorney

