

RESOLUTION NO. R- 81-41

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. 80-141 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 18 December 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 be in harmony and compatible with the present and future development of the area concerned

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 18th day of December, 1980, that Petition No. 80-141 the petition of FOREST HILL DEVELOPMENT CORPORATION by Felix Granados, Sr., President, for the FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on the North 1/2 of the Southeast

1/4 of Section 11, Township 44 South, Range 42 East, less the right-of-way of Forest Hill Road, the right-of-way of Haverhill Road, the right-of-way of Lake Worth Drainage District Canal E-3 and the Lake Worth Drainage District Canal L-1. Said property located on the north side of Forest Hill Boulevard, approximately 1/2 mile west of Military Trail (S.R. 809), was approved as advertised subject to the following conditions:

1. Within ninety (90) days of Special Exception approval, petitioner shall convey to Palm Beach County:
 - a. Sixty (60) feet from the 1/4 Section Line of Section 11, Township 44 South, Range 42 East, for the ultimate right of way of Forest Hill Blvd.
 - b. Fifty-four (54) feet from the east line of Section 11, Township 44 South, Range 42 East for the ultimate right of way of Haverhill Road.
2. Petitioner shall align the entrance road on Haverhill Road with the entrance of the project on the east side of Haverhill Road.
3. Petitioner shall align the entrance roads on Forest Hill Blvd. with the entrances of the project to the south.
4. Petitioner shall construct Haverhill Road from Forest Hill Blvd. to project's north property line.
5. Petitioner shall construct at the intersection of Haverhill Road and Forest Hill Blvd:
 - a. left turn lane, north approach
 - b. left turn lane, west approach
6. Petitioner shall construct at the intersection of Forest Hill Blvd. and the westernmost access drive:
 - a. left and right turn lanes, north approach
 - b. left turn lane, west approach
 - c. right turn lane, east approach
7. Petitioner shall construct at the intersection of Forest Hill Blvd. and the easternmost access drive:
 - a. left and right turn lanes, north approach
 - b. left turn lane, west approach
 - c. right turn lane, east approach
8. Petitioner shall contribute One Hundred Four Thousand Dollars (\$104,000)/or \$200.00 a dwelling unit (multifamily) 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. This petition shall coordinate with Abbey Park to construct a continuous 3-lane section, the length of the project.

10. Petitioner shall be limited to 128 water/sewer hookups until May 1982 for Phase I or until services become available.
11. There shall be no conversion of rental units to condo for seven (7) years from the date of issuance of the first Certificate of Occupancy.
12. All rental units shall be constructed first prior to the construction of the other units.

Commissioner Bailey, moved for approval of the petition.

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

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

The foregoing resolution was declared duly passed and adopted this 20th day of January, 1981, confirming action of 18 December 1980.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk,

By: *Paul H. [Signature]*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

Charles F. Schoech
County Attorney

