

RESOLUTION NO. R-82-715

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. 82-59 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 27 May 1982; 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 27th day of May, 1982, that Petition No. 82-59 the petition of RONALD SALES and EDWARD HILDERMAN by Ronald Sales, Agent, for the FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on a parcel of land lying in Tract 3, Block 5, Plat of Palm Beach Farms Company, Plat No. 3, as recorded in Plat

Eook 2, page 45; being more particularly described as follows: Commencing at the Southwest corner of said Tract 3, bear South 89°59'34" East along the South line of said Tract 3, a distance of 262.0 feet to the Point of Beginning; thence bear North 00°00'26" East, along a line parallel to the West line of said Tract 3, a distance of 484.68 feet; thence bear South 89°59'34" East, along a line parallel to the South line of said Tract 3, a distance of 132.30 feet; thence bear North 00°00'26" East along a line parallel to the West line of said Tract 3, a distance of 270.44 feet to the North line of Tract 3, thence bear South 87°23'05" East, along said North line, a distance of 135.34 feet to the East line of said Tract 3, thence bear South 00°00'26" West, along said East line, a distance of 748.96 feet to the South line of said Tract 3; thence bear North 89°59'34" West along said South line, a distance of 397.50 feet to the Point of Beginning. Said property located on the southwest corner of the intersection of Belvedere Road and 62nd Drive North, was approved as advertised subject to the following conditions:

1. The developer shall construct prior to the issuance of a Certificate of Occupancy at the intersection of Belvedere Road and the existing shellrock road on the project's east property line:
 - a. left turn lane, east approach
 - b. right turn lane, west approach
2. The developer shall reconstruct to County Standards prior to the issuance of a Certificate of Occupancy the existing shellrock road on the project's east property line from Belvedere Road to the project's south property line.
3. The developer shall contribute Five Thousand Four Hundred and Fifty Dollars (\$5,450.00) toward the cost of meeting this project's direct and identifiable traffic impact, to be paid on a pro-rata basis at the time of issuance of the building permit(s).
4. The developer will take reasonable precautions during the development of this project to insure that fugitive particulates (dust particles) from this project do not become a nuisance to neighboring properties.
5. The developer will take necessary precautions to insure there will be no pollutant run-off from this project to adjacent or nearby surface waters.
6. The Master Plan shall be revised to reflect the updated survey.
7. A 25 ft. landscaped buffer shall be provided around the entire parcel.
8. Townhomes, adjacent to rights of way, must have back up aprons.

Commissioner Foster , 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: 4-0

Norman Gregory, Chairman	YES
Peggy Evatt, Vice Chairman	YES
Bill Bailey, Member	YES
Dennis Koehler, Member	ABSENT
Frank Foster, Member	YES

The foregoing resolution was declared duly passed and adopted this 13th day of July, 1982 , confirming action of 27 May 1982.

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

[Signature]
County Attorney

