

RESOLUTION NO. **R-84-826**

**RESOLUTION APPROVING ZONING PETITION 84-23, Special Exception**

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-Z** have been satisfied; and

WHEREAS, Petition No. **84-23** was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 23rd February 1984; 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 proposed development is consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA assembled in regular session this 23rd day February 1984, that Petition No. **84-23** the petition of **A. S. & J. PROPERTIES, INC.**, By Philip Seligson, Agent, for a **SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT** on the South 1/2, of the Southeast 1/4, of the Northeast 1/4, of the Southeast 1/4, of Section 1, Township 45 South, Range 42 East, Less the West 310 feet; also Less the East 40 feet thereof for Lawrence Road right-of-way. Subject to an easement for ingress and egress over the North 12 feet, together with the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4; and the South 96.29 feet of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4; all in Section 1, Township 45 South, Range 42 East, Less the East 48 feet thereof for Lawrence Road

**right-of-way; and Less the South 155.02 feet of the West 281.00 feet of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 1; subject to art easement for ingress and egress over the South 12 feet of said North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, Less the West 281.00 feet thereof. Said property located on the west side of Lawrence Road, approximately .2 miles north of Hypoluxo Road in an RS-Residential Single Family District was approved as advertised subject to the following conditions:**

1. Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties.
2. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.
3. This development shall retain onsite the first one inch of the stormwater runoff per Palm beach County Subdivision and Platting Ordinance 73-4, as amended.
4. The Developer shall construct concurrent with the improvements for the first plat a left turn lane, south approach and a right turn lane north approach on Lawrence Road at the project's entrance.
5. The developer shall contribute Seven Thousand Five Hundred Dollars (\$7,500.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the rate of 8258.00 per dwelling unit at the time of issuance of the Building Permit.
6. The developer shall dedicate Lot 9 on the Master Plan to the Homeowner's Association for a neighborhood park. The developer shall provide a covered picnic facility, outdoor cooking area and play structures.
7. Significant vegetation is to be relocated to the park site in Condition #6.
8. Prior to Site Plan certification, the developer shall designate the number of lots reserved for the installation and operation of the interim positive dose system. These lots cannot be converted to residential usage until sewer service is available.

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:

Ken Spi ll i as, Chairman	-- AYE
Dorothy W i l kens, Vice Chairman	-- AYE
Peggy Evatt, Member	-- AYE
Dennis P. Koeh l er, Member	-- ABSENT
Bi ll Bai ley, Member	-- AYE

The foregoing resolution was declared duly passed and adopted this **19th day of June**, 1984, confirming action of 23rd February 1984.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Sandie Slouka  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

Charles P. Howard  
County Attorney

