

RESOLUTION APPROVING ZONING PETITION 84-43, 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. 73-2 have been satisfied; and

WHEREAS, Petition No. 84-43 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 28th of June 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 proposal meets the requirements of the Zoning Code and the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this the 28th of June 1984, the petition of ELIAHOU BEN-AZIZ By Richard V. Reikenis, Agent, for the SPECIAL EXCEPTION TO ALLOW PLANNED UNIT DEVELOPMENT on Tract 84, Block 80, Palm Beach Farms Company Plat No. 3, in Section 29, Township 47 South, Range 42 East, as recorded in Plat Book 2, Pages 45 through 54, inclusive. Said property located on the south side of S.W. 10th Street, approximately 0.6 mile west of Boca Rio Road was approved as advertised subject to the following conditions:

1. This development shall retain 100% of the stormwater runoff per Palm Beach County Subdivision and Platting Ordinance 73-4, as amended unless legal positive outfall is provided.
2. The developer shall contribute Two Hundred and Fifty Dollars (\$250.00) per dwelling unit, toward the cost of meeting this project's direct and identifiable impact, to be paid at the time of the Building Permit.

3. 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.
4. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.
5. Existing cypress heads shall be identified upon the master plan and shall be preserved.
6. The property owner shall record a 6' wide utility easement along the west side of this property.
7. Density shall be limited to no more than 4 dwelling units per acre.

Commissioner Bailey, moved for approval of the petition. The motion was seconded by Commissioner Koehler, and upon being put to a vote, the vote was as follows:

Ken Spillias, Chairman	--	ABSENT
Dorothy Wilkens, Vice Chairman	--	AYE
Peggy Evatt, Member	--	AYE
Dennis P. Koehler, Member	--	AYE
Bill Bailey, Member	--	AYE


The foregoing resolution was declared duly passed and adopted this ^{11th} day of September, 1984 confirming action of the 28th of June 1984.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK,

BY: Barlene Harris
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


County Attorney