

RESOLUTION NO. R-96-1183

RESOLUTION APPROVING RECOMMENDATION OF
STATUS REPORT NO. CR **92-5A/E4**
TO AMEND CONDITIONS OF APPROVAL OF RESOLUTION NO. R-94-793
WHICH APPROVED THE SPECIAL EXCEPTION OF
MECCA FARMS
PETITION NO. 92-5(A)

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, systematic monitoring and review of approved zoning actions help implement the goals and objectives of the Comprehensive Plan.

WHEREAS, the notice and hearing requirements as provided for in Section 5.8 of the Palm Beach County Land Development Code have been satisfied; and

WHEREAS, pursuant to Section 5.8, Status Report CR **92-5A/E4** was presented to the Board of County Commissioners of Palm Beach County at a public hearing conducted on July 25, 1996; and

WHEREAS, the Board of County Commissioners has reviewed Status Report CR **92-5A/E4** and considered testimony, and the recommendations of the various county review agencies; and

WHEREAS, Section 5.8 of the Palm Beach County Land Development Code authorizes the Board of County Commissioners to add or modify conditions of approval; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. The recommended action is consistent with the Palm Beach County Comprehensive Plan and Unified Land Development Code;
2. The property which is the subject to this development order is currently being farmed; and
3. The amendment to condition number E.4. will require appropriate notification prior to the construction of any homes.

WHEREAS, Section 5.3 of the Palm Beach County Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that the recommendation of Status Report No. CR **92-5A/E4**, to amend Conditions of Approval of Resolution No. R-94-793, the Special Exception of Mecca Farms, Petition No. 92-5(A), which approved an official zoning map amendment (rezoning) to the Planned Unit Development (PUD) Zoning District on the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of Section 21, Township 46 South, Range 42 East, being located on the south side of West Atlantic Avenue, approximately 0.2 of a mile west of Jog Road, between Glen Eagles/Polo Club PUD and Kings Point, is approved, subject to the following conditions:

1. All previous conditions of approval continue to apply unless expressly modified herein.
2. Condition number **E.4.** of Resolution R-94-793 which currently states:

The petitioner shall include in the homeowners documents and all sales contracts, as well as all written sales brochures, Master Plans and related Site Plans a disclosure statement identifying Linton Boulevard as a planned roadway through the petition property which is included in the County's Thoroughfare Plan, including the ultimate number of lanes for this Thoroughfare Plan road. The Developer/Property owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Building and Zoning beginning April 15, 1995 and shall continue on an annual basis until all units within the development have been sold or the developer relinquished control to the homeowners association. This property shall also be appropriately signed. This signage shall be indicated both on the Master Plan and Site Plan.

Is hereby amended to state:

- a. Prior to the recordation of the next plat, the petitioner shall include in the homeowners documents and all sales contracts, as well as all sales brochures, Master Plans and related Site Plans a disclosure statement identifying Linton Boulevard as a planned thoroughfare roadway adjacent to or through this property. This shall also include the ultimate number of lanes for the road(s). Information which appears in written form shall appear in **bold print.** (PLAT: ENG)
- b. The property owner shall submit documentation of compliance with this condition on an annual basis to the Monitoring Section of Planning, Zoning and the Building Department. The next report shall be submitted on or before January 1, 1998, and shall continue on an annual basis until all units within the development have been sold or the developer relinquishes control to the homeowners association. (DATE: MONITORING -Eng)
- c. The subject property shall be appropriately signed by the developer prior to the issuance of the first building permit. Sign locations shall be indicated both on the Master Plan and

appropriate Site Plans. (BLDG PERMIT:
MONITORING - Eng)

Commissioner Aaronson moved for approval of the Resolution.

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

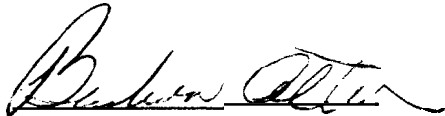
KEN FOSTER, CHAIR	—	AYE
BURT AARONSON	—	AYE
MAUDE FORD LEE	—	AYE
KAREN T. MARCUS	—	ABSENT
MARY MCCARTY	—	AYE
WARREN H. NEWELL	—	AYE
CAROL ROBERTS	—	AYE

The Chair thereupon declared the resolution was duly passed and adopted this 22 day of August, 1996.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

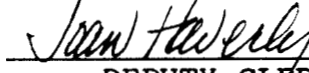
PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

BY:



DOROTHY H. WILKEN, CLERK

BY:



DEPUTY CLERK

