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RESOLUTION NO. R-74- 126

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, and Chapter 70-863, Laws of Florida, Special Acts of 1970, 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. 73-183 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 24 January 1974.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 24th day of January, 1974, that petition No. 73-183, the petition of BAY SUN CORPORATION, by William L. Barall, Vice President and Agent for City National Bank of Miami and Country Development Corp., for the REZONING, FROM AG-AGRICULTURAL DISTRICT TO RM-RESIDENTIAL MULTIPLE FAMILY DWELLING DISTRICT (MEDIUM DENSITY) of that part of the Southeast 1/4 of Section 11, Township 44 South, Range 42 East lying South of the Southerly right-of-way line of Forest Hill Boulevard; AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on that part of the Southeast 1/4 of Section 11, Township 44 South, Range 42 East lying South of the Southerly right-of-way line of Forest Hill Boulevard and, that part of the Southwest 1/4 of Section 12, Township 44 South, Range 42 East, lying South of the Southerly right-of-way of Forest Hill Boulevard, together with that part of the North 247.5 feet of the South 3/4 of Lot 4, Block 3, Section 12, Township 44 South, Range 42 East, Palm Beach Plantation

as recorded in Plat Book 10, page 20, lying West of the Westerly right-of-way line of Military Trail and excepting therefrom the Easterly 250 feet thereof. Said property located on the south side of Forest Hill Boulevard approximately 250 feet west of Military Trail (S.R. 809), was approved as advertised, subject to the following special conditions:

- 1) Density cap shall not exceed 8.23 dwelling units per gross acre;
- 2) The developer shall provide the north approach through lane and the north approach right turn lane for both Congress Avenue and Forest Hill Boulevard intersection and Military Trail (S.R. 809) and Forest Hill Boulevard intersection;
- 3) Developer shall provide at his expense the left turn phase signalization at the Jog Road and Forest Hill Boulevard intersection;
- 4) Developer shall provide a three (3) lane facility for Haverhill Road within the development;
- 5) Developer shall provide a three (3) lane facility for the development road within the development;
- 6) Developer shall construct at his expense the left turn lane with bypass on east Forest Hill Boulevard approach and install signalization at the intersection of Haverhill Road and Forest Hill Boulevard;
- 7) Developer shall construct at his expense the left turn lane with bypass on east Forest Hill Boulevard approach and install signalization at the intersection of the development road and Haverhill Road;
- 8) Water and sewer shall be confirmed.

The foregoing resolution was offered by Commissioner Johnson

who moved its adoption. The motion was seconded by Commissioner
Warren , and upon being put to a vote, the vote was as follows:

Robert F. Culpepper	▪	aye
Lake Lytal	▪	aye
E. W. Weaver	▪	aye
Robert C. Johnson	▪	aye
George V. Warren	▪	aye

The Chairman thereupon declared the resolution duly passed and
adopted this 12th day of February , 1974, confirming Board action
of January 24, 1974.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By Marjorie B. Jennings
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Michael B. Small
County Attorney