

RESOLUTION NO. R-79- 1105

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. 79-131 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 26 July 1979.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session the 26th day of July, 1979, that petition No. 79-131 the petition of FOREST HILL DEVELOPMENT CORPORATION, by Felix Granados, Jr., Agent, for a SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 44 South, Range 42 East. Less the South 60 feet for Forest Hill Boulevard right-of-way; Less the West 40 feet for Haverhill Boulevard right-of-way; and Less the North 70 feet for Lake Worth Drainage District Lateral #7 right-of-way. Said property located at the northeast corner of the intersection of Forest Hill Boulevard and Haverhill Road in an RM-Residential Multiple Family District (Medium Density), was approved as advertised subject to the following conditions:

1. Within ninety (90) days of Special Exception approval, petitioner shall convey to Palm Beach County sixty (60) feet from the 1/4 Section Line of Section 12, Township 44 South, Range 42 East, for the ultimate right-of-way for Forest Hill Boulevard.

2. Within ninety (90) days of Special Exception approval, petitioner shall convey to Palm Beach County fifty-four (54) feet from the West Line of Section 12, Township 44 South, Range 42 East for the ultimate right-of-way for Haverhill Road.
3. Petitioner shall construct a left turn lane, west approach, on Forest Hill Boulevard at the project's entrance.
4. Petitioner shall construct a right turn lane, east approach, on Forest Hill Boulevard at the project's entrance.
5. Petitioner shall construct the project entrance so as to have two lanes out and one lane in.
6. Petitioner shall contribute Forty-Nine Thousand Six Hundred Dollars (\$49,600.00) towards the cost of meeting this project's direct and identifiable traffic impact, to be paid at the time of issuance of a building permit(s). This condition shall fulfill the developer's requirement according to the "Fair Share Contribution for Road Improvements" approved by the Board of County Commissioners on June 19, 1979.
7. Petitioner shall convey to the Lake Worth Drainage District the North 70.00 feet of the NW 1/4 of the SW 1/4 of Section 12, 44/42, for the Required Right-of-Way of Lateral Canal No. 7 (L-7). We will accept a Quit Claim Deed or an Easement (on our form), whichever the owner prefers,
8. Petitioner shall enter into a formal contract with the School Board of Palm Beach County to contribute four-tenths (4/10) of one percent (1%) of the selling price of each residential dwelling unit in this planned unit development on a one time initial sales basis. However, if an ordinance dealing with this subject matter is adopted, this condition will be superseded by that ordinance; except that regardless of the form or status of any ordinance, this development shall be required to provide as a minimum the above 4/10ths of 1% of the initial sales price toward alleviating some of the development's school impact.
9. Petitioner shall provide road access to Haverhill Road from this project. A revised Master Plan showing this condition shall be submitted to the Site Plan Review Committee.

Commissioner Evatt, 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:

Bill Bailey, Chairman	-	Absent
Dennis Koehler, Vice Chairman	-	Yes
Peggy Evatt, Member	-	Yes
Frank Foster, Member	-	Absent
Norman Gregory, Member	-	Yes

The foregoing resolution was declared duly passed and adopted
this 21st day of August, 1979, confirming action of
26 July 1979.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUMKLE, Clerk

By: *Geeth Law Otton*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

Ch. H. Howard
County Attorney

