

RESOLUTION NO. R-79-1259

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. 79-161 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 23 August 1979.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session the 23^d day of August, 1979, that petition No. 79-161 the petition of CORONET DEVELOPMENT CORPORATION, by John W. Ewseychik, Jr., Agent, for a 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 State Road 882 (Forest Hill Boulevard), less easements, rights-of-way and reservations of record. Said property located on the south side of Forest Hill Boulevard (S.R. 882), approximately .2 mile west of Military Trail (S.R. 809) 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 centerline 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 centerline for the ultimate right-of-way for Haverhill Road.
3. Petitioner shall construct Haverhill Road to a two-lane section from Forest Hill Boulevard to the project's south entrance. Such improvement to be credited toward the Fair Share Impact Fee.
4. Petitioner shall construct on Forest Hill Boulevard at each of the project's main entrance roads:
 - a. Left turn lane, east approach.
 - b. Right turn lane, west approach.
5. Petitioner shall construct left turn lane, east approach, at the intersection of Forest Hill Boulevard and Haverhill Road.
6. Petitioner shall construct on Haverhill Road at project's entrance, left turn lane, south approach.
7. Petitioner shall contribute a pro rata share for signalization at the intersection of Forest Hill Boulevard and Haverhill Road when warranted as determined by the County Engineer.
8. Petitioner shall contribute One Hundred Fifty-four Thousand Six Hundred Fifty Dollars (\$154,650.00) toward 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). The fee schedule for this project has been calculated in accordance with Ordinance 79-7 as follows:

Residential	\$212.72/unit
Commercial	\$833.00/1,000 sq. ft.

This condition shall fulfill the developer's requirement according to the "Fair Share Contribution for Road Improvements Ordinance" No. 79-7 adopted by the Board of County Commissioners.

The petitioner may elect to have the cost of construction of two lanes of Haverhill Road from Forest Hill Boulevard southerly to the L-8 canal applied to this condition.

9. We will require the West 50 feet of that part of the Southeast Quarter of Section 11, 44/42, lying South of Forest Hill Boulevard for Right-of-Way of Equalizing Canal No. 3 (E-3). We would also request the inclusion of the South 40 feet of the said Southeast Quarter for the Right-of-Way of Lateral Canal No. 8 (L-8). We will accept a Quit Claim Deed or Easement (on our form), whichever the owner prefers.

10. 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.

Commissioner Foster, 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:

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

The foregoing resolution was declared duly passed and adopted this 18th day of September, 1979, confirming action of 23 August 1979,

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Scott Law Steven*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

Charles F. Wood
County Attorney