

RESOLUTION NO. R-80-1113

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. 80-139 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 24 July 1980; 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 would be in harmony and compatible with the present and future development of the area concerned
2. The proposal would prohibit wasteful and excessive scattering of population or settlement
3. The proposal would not be disruptive to the character of the neighborhoods or adverse to playgrounds, parks, schools and recreation areas ,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 24th day of July, 1980, that Petition No. 80-139 the petition of STAR LTD., A LIMITED PARTNERSHIP, by Zell Davis, Agent, for the FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on a certain parcel of land lying in the Northeast 1/4 of Section 27, Township 43 South, Range 42 East, more particularly described as follows: Commencing at the Northeast corner of said Section 27, run South 01°52'53" West (the North line of said Section 27 bears South 88°18'09" East as shown on Sunshine State Parkway Right-of-Way Maps) along the East line of Section 27, also being the centerline of Drexel Road a distance of 1326.91 feet; thence North 88°11'11" West a distance of 40.0 feet to a point on the West right-of-way line (80 foot right-of-way) of Drexel Road and 30.0 feet North of the Northeast corner of Meadowbrook Mobile Home Park, as recorded in Plat Book 26, page 159, said point also being the POINT OF BEGINNING of the hereinafter described parcel; thence continue North 88°11'11" West along a line parallel to and 30.0 feet North of, as measured at right angles to, the North line of said Meadowbrook Mobile Home Park, a distance of 2192.66 feet; thence North 01°48'49" East, a distance of 342.31 feet; thence North 88°11'11" West, a distance of 220.00 feet to a point on the East right-of-way of the aforementioned Sunshine State Parkway; thence North 41°02'16" East along said East right-of-way line, a distance of 1150.19 feet to a point 90.0 feet South of, as measured at right angles to the North line of Section 27 and the centerline of Okeechobee Boulevard; thence South 88°18'00" East, parallel to the centerline of Okeechobee Boulevard, a distance of 467.33 feet; thence South 01°52'53" West, Parallel to the East line of said Section 27, a distance of 500.00 feet; thence South 88°18'09" East, parallel to the North line of Section

27, a distance of 376.20 feet; thence South 88°18'09" East, a distance of 600.00 feet to a point on the West right-of-way line of Drexel Road; thence South 01°52'53" West along said West right-of-way, a distance of 360.71 feet, more or less, to the POINT OF BEGINNING. Said property located on the southeast corner of the intersection of Okeechobee Boulevard (S.R. 704) and Florida's Turnpike, was approved as advertised subject to the following conditions:

1. Petitioner shall construct Okeechobee Boulevard to a four-lane median divided section from the existing four-lane section to the project's west property line, as approved by the County Engineer.
2. Petitioner shall construct at the intersection of Okeechobee Boulevard and the project's entrance:
 - a. Dual left turn lanes, north approach
 - b. Right turn lane, east approach
 - c. Right turn lane, west approach
3. Petitioner shall construct at the intersection of Drexel Road and **Elmhurst** Road:
 - a. Left turn lane, north approach
 - b. Right turn lane, north approach
 - c. Left turn lane, south approach
 - d. Left turn lane, east approach
 - e. Left turn lane, west approach
 - f. Right turn lane, west approach
4. Petitioner shall install a traffic signal at the intersection of Okeechobee Boulevard and Drexel Road, when warranted, as determined by the County Engineer.
5. Petitioner shall align the project's entrance on Drexel Road with **Elmhurst** Road.
6. Petitioner shall conform this project to the Palm Beach County Subdivision and Platting Regulation Ordinance 73-4, as amended.
7. Petitioner shall contribute Sixty-four Thousand One Hundred Twenty-five Dollars (\$64,125.00) or One Hundred Sixty Dollars (\$160.00)/dwelling unit toward the cost of meeting this project's direct and identifiable traffic impact to be paid at the time of issuance of the building permit(s).
8. The developer will take reasonable precautions during the development of this project to insure that fugitive **particulates** (dust particles) from the project do not become a nuisance to neighboring properties.

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

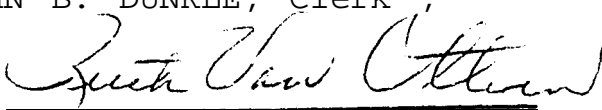
Dennis Koehler, Chairman	-	Aye
Frank Foster, Vice Chairman	-	Aye
Bill Bailey, Member		Aye
Norman R. Gregory, Member	-	No
Peggy B. Evatt, Member		No

The foregoing resolution was declared duly passed and adopted
this 19th day of August, 1980 , confirming action of
24 July 1980.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By:


Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY


County Attorney



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

Dennis Koehler, Chairman		Aye
Frank Foster, Vice Chairman	-	Aye
Bill Bailey, Member		Aye
Norman R. Gregory, Member	-	NO
Peggy 3. Evatt, Member		No

The foregoing resolution was declared duly passed and adopted this 19th day of August, 1980, confirming action of 24 July 1980.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *[Signature]*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

Charles F. Schoeck
County Attorney

