

RESOLUTION NO. R-81-1064

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. 81-128 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 23 July 1981; 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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this **23** day of **July 1981**, that Petition No. 81-128 the petition of **LANDIN, LTD.**, by George G. Gentile, Agent, for a SPECIAL EXCEPTION TO ALLOW AN ADULT CONGREGATE LIVING FACILITY, INCLUDING ACCESSORY BUILDINGS AND STRUCTURES on a parcel of land lying in the East 1/4 of the Southeast 1/4 of Section 3, Township 41 South, Range 42 East; more particularly described as follows: Commence at

the East 1/4 corner of Section 3, Township 41 South, Range 42 East; thence South 02°04'10" West (assumed bearing and all other bearings are relative thereto) along the East line of said Section 3, 856.87 feet to the Point of Beginning for the herein described parcel of land; thence continue South 02°04'10" West along the East line of said Section 3, 1525.58 feet; thence North 88°34'20" West, 655.77 feet to the West line of the East 1/4 of the Southeast 1/4 of said Section 3; thence North 02°06'34" East along said West line of the East 1/4 of the Southeast 1/4 of said Section 3, 1525.59 feet; thence South 88°34'20" East, 657.30 feet to the Point of Beginning. Subject to a drainage and road easement along the East 100 feet as described in Official Record Book 243, page 273. Said property located approximately .2 mile south of Indiantown Road (S.R. 706), approximately 270 feet east of Bush Road in an RH-Residential Multiple Family District (High Density), was approved as advertised subject to the following conditions:

1. Petitioner shall provide paved access from either Indiantown Road or Toney **Penna** Road to the project site.
2. Petitioner shall construct on either Indiantown Road or Toney **Penna** Road at the project's entrance prior to the issuance of a Certificate of Occupancy:
 - a. left turn lane
 - b. right turn lane
3. Petitioner shall contribute Twelve Thousand Dollars (\$12,000.00) 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).
4. The developer will take reasonable precautions during the development of this project to insure that fugitive **particulates** (dust particles) from this project do not become a nuisance to neighboring properties.
5. The developer will take necessary precautions to insure there will be no pollutant run-off from this project to adjacent or nearby surface waters.
6. Development shall be limited to Phases 1 & 2 until such time as Indiantown Road impacts can be mitigated.

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:

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

The foregoing resolution was declared duly passed and adopted
this 25 day of August 1981, confirming action of
23 July 1981.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Ruth Ann ...*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

[Signature]
County Attorney

