

RESOLUTION NO. R- 82-338

RESOLUTION APPROVING ZONING PETITION **82-10 Special Exception**

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. 82-10 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 28 January 1982; 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 28th day of JANUARY, 1982, that Petition No. 82-10 the petition of SAUL RUBINOFF by Kieran Kilday, Agent, for the FURTHER **SPECIAL** EXCEPTION TO ALLOW A MOBILE HOME CONDOMINIUM PARK on a portion of Tracts 58 and 59, Florida Fruit Lands Company's

Subdivision No. 2, according to the plat thereof, recorded in Plat Book 1, page 102, more fully described as follows: Commencing at the Southeast corner of Section 25, Township 47 South, Range 41 East; thence Northerly along the East line of said Section 25, a distance of 330.00 feet; thence Westerly along a line which forms an angle of 89°32'26" to the left with a prolongation of the last described course, a distance of 1895.65 feet to a point on the South line of said Tract 58 and the Point of Beginning; thence Northerly along a line which forms an angle of 90°09'00" to the right with a prolongation of the last described course, a distance of 660.37 feet to a point on the North line of said Tract 59; thence Westerly along said North line of Tract 59, which forms an included angle of 89°51'11" with the last described course, a distance of 691.85 feet to the Northwest corner of said Tract 59; thence Southerly along a line which forms an angle of 89°20'13" with the last described course, a distance of 660.54 feet to the Southwest corner of said Tract 58; thence Easterly along the South line of said Tract 58, a distance of 682.59 feet to the Point of Beginning; AND Tract 39, Florida Fruit Lands Company's Subdivision No. 2, as recorded in Plat Book 1, page 102. Said property located on the north side of Sandalfoot Boulevard West, approximately .4 mile west of U.S. 441 (S.R. 7), was approved as advertised subject to the following conditions:

1. Petitioner shall:
 - a. Plat the proposed Mobile Home Lots in accordance with Palm Beach County Subdivision and Platting Regulation Ordinance 73-4.
 - b. Construct at the project's entrance road and Sandalfoot Boulevard a right turn lane, east approach.
 - c. Contribute Eleven Thousand One Hundred and Twenty-five Dollars (\$11,125.00) toward the cost of meeting this project's direct and identifiable traffic impact to be paid on a pro-rata basis at the time of filing of each plat.

2. 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.
3. The developer will take necessary precautions to insure there will be no pollutant run-off from this project to adjacent or nearby surface waters.
4. A 25 ft. landscape easement along the north, east and west property lines shall be recorded.
5. Site plan revisions shall be in accordance with Code requirements (cul-de-sac lengths).

Commissioner Evatt , 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:

Norman Gregory, Chairman	AYE
Peggy Evatt, Vice Chairman	AYE
Bill Bailey, Member	AYE
Dennis Koehler, Member	ABSENT
Frank Foster, Member	ABSENT

The foregoing resolution was declared duly passed and adopted this 30th day of March, 1982 , confirming action of 28 January 1982.

PALM BEACH COUNTY, FLORIDA
 BY ITS BOARD OF COUNTY
 COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Quinn Van Allen*
 Deputy Clerk

APPROVE AS TO FORM
 AND LEGAL SUFFICIENCY

John Cabell
 County Attorney

