

RESOLUTION NO. R-83-1421

RESOLUTION APPROVING ZONING PETITION 83-98, 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. 83-98 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 25th August 1983; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties and the recommendatons 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 proposed Rezoning and Special Exception are consistent with the requirements of the Comprehensive Plan and Zoning Code.
2. The proposed mobile home condominium park should not have an adverse impact upon surrounding properties if proper screening is provided.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 25th day August 1983, that Petition No. 83-98 the petition of H.P.B., INC., A FLORIDA CORPORATION By Dwight R. Weyant, Agent, for a SPECIAL EXCEPTION TO ALLOW A MOBILE HOME CONDOMINIUM PARK on the East 1/4 of' the Tract 13 and the West 1/4 of Tract 14, Block 2, Palm Beach Farms Company Plat No. 3 in Section 29 & 32, Township 43 south, Range 42 East as recorded in Plat Book 2, Page 46, together with, the East 1/4 of Tract 16, Block 2, Palm Beach Farms Company Plat No. 3, less the East 66 feet thereof and less that portion of the East 1/4 of said Tract 16 lying Southerly of the proposed North right-of-way line of Lake worth Drainage District L-3 Canal as shown on the

right-of-way map of Belvedere Road recorded in Road Plat Book 4, Pages 96 to 102, in Section 29 and 32 Township 43 South, Range 42 East. Said property located on the north side of Belvedere Road, approximately .2 mile east of Rubin Road was approved as advertised subject to the following:

1. This development must retain onsite the first one inch of the stormwater runoff per Palm Beach County Sub-division and Platting Ordinance 73-4, as amended.
2. The property, owner shall convey for the ultimate right-of-way of 12th Place North, 30 feet from centerline approximately an additional 15 feet within 90 days of approval; conveyance must be accepted by Palm Beach County prior to issuance of the first tie-down permit.
3. The property owner shall record a plat, per the County Engineers approval, prior to the issuance of any tie-down permits.
4. The developer shall construct concurrent with the required improvements;
 - a) Right turn lane, east approach and a left turn lane, west approach on Belvedere Road at the project's entrance road.
 - b) 12th Place North from the project's entrance road, west to Rubin Road, if access to this property is provided from 12th Place North.
5. The developer shall contribute Ten Thousand Eight Hundred and Fifty Dollars (\$10,850.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the rate of \$175 per mobile home tie-down permit.
6. The developer shall take reasonable precautions during the development of this property to insure that fugitive particulates (dust particles) from this project do not become a nuisance to neighboring properties.
7. The developer shall take necessary measures during the development of this property to prevent pollutant runoff to neighboring and nearby surface waters.
 - a. The park shall be buffered from adjoining properties and rights of way by a solid fence, chainlink fence with opaque landscaping, berm, or combination thereof, to provide effective screening of six feet in height.
9. A recreation building and accessory parking shall be provided for this development.

Commissioner Bailey , 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:

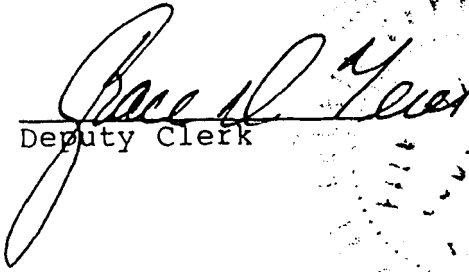
Peggy E. Evatt, Chairman	-- ABSENT
Ken Spillias, Vice Chairman	-- AYE
Dennis P. Koehler, Member	-- AYE
Dorothy Wilken, Member	-- AYE
Bill Bailey, Member	-- AYE

The foregoing resolution was declared duly passed and adopted this 8th day of November, 1983, confirming action of 25th August 1983.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY:


Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


County Attorney