## RESOLUTION NO. R-84-826

## **RESOLUTION APPROVING** ZONING PETITION 84-23, 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 pet it ions relating to zoning; and

WHEREAS, the not ice and hearing requirements as provided for in Chapter 402.5 of the Palm Beach County Zoning Code Ordinance No. 73-Z have been satisfied; and

WHEREAS, Pet it ion No. 84-23 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 23rd February 1984; and

WHEREAS, the Board of County Commi ssioners has considered the evidence and test imony presented by the applicant and other interested part i es and the recommendat i ons of the various county review agencies and the recommendat ions of the Planning Commission; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

 The proposed development is consistent with the Comprehensi ve Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORID& assembled in regular session this 23rd day February 1984, that Pet it ion No. 84-23 the petition of A. S. & J. PROPERTIES, INC. , By Phi 1 i p Seligson, Agent, for SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on the South а the Sout heast 1/4, of the Northeast 1/4, of the Southeast 1/4. 1/2. of of Sect ion 1, Township 45 South, Range 42 East, Less the West 310 feet; also Less the East 400 feet thereof for Lawrence Road right-of-way. easement for ingress and equess over the North 12 feet, Subject to an together with the North 1/2 of the Southeast 1/4 of the Northeast 1/4 Southeast 1/4; and the South 96.29 feet of the Northeast 1/4 of orf the the Nort heast 1/4 of the Southeast 1/4; al 1 in Sect ion 1. Township 45 Range 42 East, Less the East 48 feet t hereof for Lawrence Road South,

right-of-way; and Less the South 155.02 feet of the West 281.00 feet of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Sect ion 1; subject to art easement for ingress and egress over the South 12 feet of said North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, Less the West 281.00 feet thereof. Said property 10cated on the west side of Lawrence Road, approximately .2 miles north of Hypol uxo Road in an RS-Residential Single Family District was approved as advert ised subject to the following conditions:

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- 1. Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties.
- 2. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter ad jacent or nearby surface waters.
- 3. This development shall retain onsite the first one inch of the stor-mwater runoff per Palm beach County Subdivision and Platting Ordinance 73-4, as amended.
- 4. The Developer shall const ruct concurrent with the improvements for the first plat a left turn lane, south approach and a right turn lane north approach on Lawrence Road at the project's entrance.
- 5. The developer shall contribute Seven Thousand Five Hundred Dollars (\$7,500.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the rate of 8258.00 per dwelling unit at the time of issuance of the Building Permit.
- 6. The developer shall dedicate Lot 9 on the Master Plan to the Homeowner's Association for a neighborhood park. The developer shall 'provide a covered picnic facility, outdoor cooking area and play struct ures.
- 7. Significant vegetation is to be relocated to the park site in Condition #6.
- 8. Prior to Site Plan certification, the developer-shall designate the number of lots reserved for the instal lat ion and operation of the interim positive dose system. These lots cannot be converted to resident ial usage unt i 1 sewer service is avai lable.

commissioner Bailey , moved for approval of the petition.

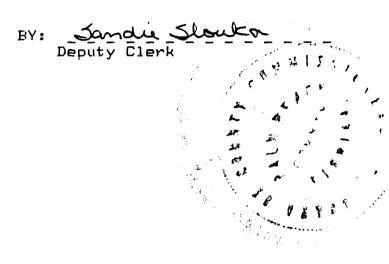
The motion was seconded by Commissioner Evatt, and upon being put to a vote, the vote was as follows:

Ker. Spi11ias, Chairman-AYEDorothy W i1kens, Vice Chairman--AYEPeggy Evatt, Member--AYEDennis P. Koeh 1er, Member--ABSENTBi11Bailey, Member--AYE

The foregoing resolut ion was declared duly passed and adopted this 19th day of June , 1984 , confirming action of 23rd February 1984.

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

JOHN B. DUNKLE, CLERK



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

12-5-1 12 County Attorney ------