

RESOLUTION NO. R- 85-1876X

~~RESOLUTION~~ APPROVING ZONING PETITION 85-105, Rezoning

~~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. 85-105 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 23rd August 1985; 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 petitioner agreed that the developer shall preserve existing significant vegetation wherever possible and shall incorporate said vegetation into the project design. Appropriate measures shall also be taken to protect these preservation areas during site clearing and construction; and

~~WHEREAS~~, the petitioner agreed that all mechanical and air conditioning equipment shall be roof mounted and screened with parapets; and

~~WHEREAS~~, the petitioner agreed that security lighting shall be directed away from nearby residences; and

~~WHEREAS~~, the petitioner agreed that the development shall retain ~~on-site~~ 85% of the stormwater runoff generated by a three (3) year-one hour storm per requirements of the Permit Section, Land Development Division; and

~~WHEREAS~~, the petitioner agreed that the property owner shall convey for the ultimate right-of-way of:

a) Oakhill Road, 30 feet from Centerline;

b) Oakhill Road, 30 feet from Centerline;

all within 90 days of adoption of the Resolution by the Board of County Commissioners and conveyances must be accepted by Palm Beach County prior to issuance of first Building Permit; and

WHEREAS, the petitioner agreed that the property owner shall not be permitted direct access onto Military Trail; and

~~WHEREAS, the petitioner agreed that the property owner shall obtain an onsite Drainage Permit from the Palm Beach County Engineering Department Permit Section prior to the issuance of a Building Permit; and~~

WHEREAS, the petitioner agreed that the property owner shall obtain a Turnout Permit from the Palm Beach County Engineering Department, Permit Section for access onto Oakhill Road; and

WHEREAS, the petitioner agreed that he shall present a notarized Affidavit of Disclosure at the Zoning Authority meeting; and

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

1. This proposal is consistent with the requirements of the Comprehensive Plan and Zoning Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this the 23rd of August, 1985, that Petition No. 85-105 the petition of MAURICE VALIBUS By Thomas Kelsey, Agent for the REZONING, FROM AR-AGRICULTURAL RESIDENTIAL DISTRICT TO CS-SPECIALIZED COMMERCIAL DISTRICT on Lots 184 through 188 inclusive, in Section 11, Township 46 South, Range 42 East, as recorded in Plat Book 23, Page 139. Said property located on the southwest corner of the intersection of Oak Hill Road and Military Trail (S.R. 809) was approved as advertised subject to voluntary commitments.

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

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Ken Adams, Chairman	--	AYE
Karen T. Marcus, Vice Chairman	--	AYE
Kenneth Spillias, Member	--	ABSENT
Jerry L. Owens, Member	--	ABSENT
Dorothy Wilken, Member	---	AYE

The foregoing resolution was declared duly passed and adopted  
this 26TH day of NOVEMBER 1985 confirming action of the 23rd August  
1985.

85 1878X

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: *[Signature]*  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

*[Signature]*  
County Attorney

FILED THIS ..... DAY OF  
NOV 26 1985  
AND RECORDED IN  
MINUTE BOOK NO. 182 AT  
PAGE 299 RECORD VERIFIED  
JOHN B. DUNKLE, CLERK  
BY S.F. D.C.

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