

RESOLUTION NO. R-87-15

RESOLUTION APPROVING ZONING PETITION 81-114 (A), 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. 81-114(A) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on June 27, 1986 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. With Master Plan modifications, this proposal will be 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 13th day of January, 1987, that: Petition No. 81-114(A), the petition of THE FOUNTAINS OF PALM BEACH By Wayne Zufelt, Agent, for a SPECIAL EXCEPTION TO AMEND THE MASTER PLAN FOR A PLANNED UNIT DEVELOPMENT, PREVIOUSLY APPROVED UNDER ZONING PETITION NO. 81-114 TO CHANGE THE HOUSING TYPE ON TRACTS C, D, AND E, being all of Tracts 1 through 59, Block 31, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 through



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

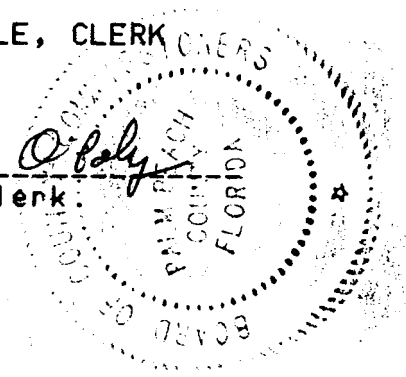
Karen Marcus	-- AYE
Jerry L. Owens	-- AYE
Ken Spillias	-- ABSENT
Dorothy Wilken	-- AYE
Kenneth M. Adams	-- AYE

The foregoing resolution was declared duly passed and adopted this 13th day of January, 1987 confirming action of June 27, 1986.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Barbara O'Boyle  
Deputy Clerk.



APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

[Signature]  
County Attorney

54, lying North of the South line of Sections 33 and 34, Township 44 South, Range 42 East, LESS Right-of-way for Jog Road being that portion lying within 40 feet of the East line of the West 1/2 of Section 34, and Less Right-of-way for Lantana Road (S.R. 812) being that portion lying within 54 feet of the South line of Sections 33 and 34. Said property located on the northwest corner of the intersection of Jog Road and Lantana West Road (S.R. 812) in an RS-Residential Single Family District was approved as advertised subject to the following conditions:

1. Prior to Master Plan Certification, the Master Plan shall be amended to reflect the required number of trees for Tracts B-2, C, D, and E.
2. The property owner shall convey for the ultimate right-of-way of Lantana Road, 54 feet from centerline (approximately an additional 14 feet) within 90 days of approval by the Board of County Commissioners by a right-of-way deed in the form provided by the Engineering Department.
3. The Conditions of all previous approvals shall remain in effect unless expressly modified herein.
4. The developer shall preserve existing slash pines within each Tract and shall incorporate said vegetation into the project design. A tree survey shall be submitted prior to Site Plan certification indicating the location of each slash pine with a minimum 2 inch caliper measured at 4.5 feet above natural grade. Areas of existing vegetation to be preserved shall be shown upon the approved development plan prior to master plan and/or site plan certification. These preservation areas shall receive appropriate protection from damage and disturbance during the site development and construction phase. The minimum protection shall include highlighting of preservation areas through the installation of stakes installed a maximum of fifty (50) feet apart. Ropes, plastic, tape or ribbons shall be attached to the stakes around the perimeter of the protected area. Marking materials shall not be attached to a protected tree.

In addition, individual trees not within a preserved area shall be protected by a barrier, constructed of metal or wood, placed a distance of six feet apart, or at the radius of the dripline, whichever is greater.

5. Type B housing units to be constructed in Tracts C, D, and E shall be limited to 2 story 4-plex units and a 1 story 6-plex units, or units of less intensive configuration.

Commissioner Adams, moved for approval of the