

RESOLUTION NO R-84-51

RESOLUTION APPROVING ZONING PETITION 73-39(A), Special Exception

~~WHEREAS, the Board of County Commissioners, as the~~
governing body, pursuant to the authority vested in Chapter 153
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 73-39(A) was presented to the Board of
County Commissioners of Palm Beach County at its public hearing
conducted on 29th September 1983; 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 proposed uses are consistent with the Land Use
Plan and Mandatory Performance Standards of the
Comprehensive Plan.
2. With minor revision to the site plan, the proposed
uses can be accommodated to the subject site
while meeting all property development regulations
3. The proposed uses are compatible with adjoining land
uses and with its location at a major intersection

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular
session this 29th day September 1983, that Petition No 73-39(A) the
petition of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BROWARD
COUNTY By Kieran J Kilday, Agent, for a SPECIAL EXCEPTION TO AMEND THE
SITE PLAN FOR A PLANNED COMMERCIAL DEVELOPMENT PREVIOUSLY APPROVED UNDER
ZONING PETITION NO. 73-39 on Parcel C-3 of "Villages of Oriole Shops" in
Section 16, Township 46 South, Range 42 East as recorded in Plat Book
35, Pages 9 thru 10 Said property located on the northeast corner of
the intersection of Delray West Road (S R. 806) and Hagen Ranch Road in a
CG-General Commercial District was approved subject to the following

conditions:

- 1 This site shall be permitted direct access only from Delray West Road in an alignment to be specified by the County Engineer.
- 2 Concurrent with on-site paving and drainage improvements the developer shall construct on Delray West Road at its intersection with the project's entrance, a right turn lane, east approach as specified by the paving and drainage permit issued from the office of the County Engineer.
- 3 The developer shall contribute Fifteen Thousand Nine Hundred and Seventy-Five Dollars (\$15,975.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the time of the issuance of the building permit
4. Within 90 days of this approval, the property owner shall convey to Palm Beach County the ultimate right-of-way necessary to provide for an 80 foot section for Hagen Ranch Road.
- 5 This development shall retain onsite 85% of the storm water runoff generated by a three (3) year storm per requirements of the Permit Section, Land Development Division
- 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.
- 8 Prior to site plan certification, the site plan shall be amended to reflect the ultimate right-of-way for Hagen Ranch Road and to reflect all required setbacks.

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

The foregoing resolution was declared duly passed and
adopted this 10th day of Jan , 1984 , confirming action of
29th September 1983

R 84

51

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: *Darlene Harris*

Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

John B. ...
County Attorney

FILED THIS DAY OF
JAN 10 1984 19
AND RECORDED IN RESOLUTION
MINUTE BOOK NO 325 AT
PAGE 422-424 RECORD VERIFIED
JOHN B DUNKLE, CLERK
BY *D Harris* D.C.

R 84 51

BOOK 325 424