

RESOLUTION NO. R- 83-379

RESOLUTION APPROVING ZONING PETITION 83-8, 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. 83-8 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 27th January 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 down-zoning is consistent with the Comprehensive Plan.
2. Provided that potential traffic movement conflicts are addressed, the proposal would have no significant negative impacts upon the surrounding area.
3. The proposal would have generally less of an impact upon traffic, utilities, and the surrounds than the CG-PCD approval previously granted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 27th day of January 1983, that Petition No. 83-8 the petition of KALEVI ANTTILA By Dwight R. Weyant, Agent for the FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED OFFICE BUSINESS PARK on the East 210.00 feet of Tract 72, in a Subdivision of Section 19, Township 44 South, Range 43 East, as recorded in Plat Book 6, Page 66, (less the portion which lies within 40.00 feet of the South line of said Section 19, which portion has previously been

Deeded to Palm Beach County for road right-of-way) and the South 1/2 of Tract 73, according to the Subdivision of Section 19, Township 44 South, Range 43 East, as recorded in Plat Book 6, Page 66, less the South 25.00 feet thereof for Lake Worth Road and also less the East 75.69 feet thereof and also less the West 61.00 feet of the East 136.69 feet thereof, subject to an easement over the West 3.00 feet thereof for drainage purposes. Less, however, that portion of the above described parcels of land lying South of the proposed North right-of-way line of Lake Worth Road as shown on the Right-of-Way Map of Lake Worth Road as recorded in Road Book 5, Pages, 125 through 138. Said property located on the north side of Lake Worth Road (S.R. 802), approximately .1 mile west of Congress Avenue, was approved as amended, subject to the following conditions:

1. Developer shall retain onsite 85% of the stormwater runoff generated by a three (3) year storm per requirements of the Permit Section, Land Development Division.
2. Property owner shall dedicate to Palm Beach County, within 90 days of this approval, an additional fifteen (15) feet for the ultimate right-of-way for 2nd Avenue North.
3. Developer shall construct a left turn lane east approach on 2nd Avenue North at the project's entrance road concurrent with a paving and drainage permit issued from the office of the County Engineer.
4. Developer shall align the project's east entrance with the existing median opening on Lake Worth Road.
5. The Petition is amended to retain and down-grade the Special Exception for a Planned Commercial Development to a Planned Office-Business Park in three self-contained, but jointly accessed phases.
6. Petitioner shall file a site plan showing the three, independent phases, which maybe subsequently site planned separately on one drawing prior to site plan certification.
7. The developer shall pay Nine Hundred Thirty Eight Dollars (F938.00) per 1,000 square feet of medical office space and Two Hundred Fifty Dollars (\$250.00) per 1,000 square feet of general office space toward the cost of meeting this project's direct and identifiable traffic impact, to be paid at the time of issuance of the Building Permit(s).

Commissioner Koehler , moved for approval of the petition. The motion was seconded by Commissioner Wilken , 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	- Absent

The foregoing resolution was declared duly passed and adopted this 22nd day of March , 1983 , confirming action of 27th January 1983.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: Darlene M. Harris  
Deputy Clerk

MAR 22 1983

APPROVE AS TO FORM  
AND LEGAL SUFFICIENCY

John Cortes  
County Attorney

