

RESOLUTION NO. R-84-1191

RESOLUTION APPROVING ZONING PETITION 84-73, 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. 84-73 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 24th of May 1984; 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 Special Exception is consistent with the Comprehensive Plan and Zoning Code requirements.
2. **Buffers** are necessary along the western and southern property lines to protect residential uses from the impacts of this site.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this the 24th of May 1984, petition of GREENACRES COUNTRY DAY SCHOOL, INC., By Kenneth Rubsamen, Agent, for THE FURTHER SPECIAL EXCEPTION TO ALLOW A EDUCATIONAL INSTITUTION on Lots 64 and 65 amended plat of Trade Winds Estates in Section 4, Township 46 South, Range 43 East as recorded in Plat Book 21, Page 73. Said property located on the west side of U.S. Highway No. 1 (S.R. 5), approximately .5 mile north of Gulfstream Boulevard, was approved as advertised subject to the following conditions:

1. Prior to Site Plan Review Committee Meeting Certification, the site plan shall be amended to reflect a six-foot (6') high solid wood fence with 8' overall canopy trees planted 20' on center along the residential areas adjacent to the playground area (south and west property lines).

2. The development shall retain **onsite** 85% of the stormwater runoff generated by a three (3) year storm per requirements of the Permit Section, Land Development Division.
3. The property owner shall convey for the ultimate right of way of U.S. 1, 60 feet from centerline, within ninety (90) days of approval conveyance must be accepted by Palm Beach County prior to issuance of first building permit.
4. The developer shall contribute Two Thousand Nine Hundred and Sixty Three Dollars (\$2,963.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the time of issuance of the Building Permit.
5. The developer shall construct concurrent with **onsite** paving and drainage improvements pursuant to a paving and drainage permit issued from the Office of the County Engineer a left turn lane, south approach on U.S. 1 at the project's entrance road.
6. 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.
7. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.

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:

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

The foregoing resolution was declared duly passed and adopted this **AUG 21** 1984, confirming action of the 24th of May 1984.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Rudy Maddox  
Deputy Clerk



APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

Charles H. Church  
County Attorney