

RESOLUTION NO. R-85-291

RESOLUTION APPROVING ZONING PETITION 84-157, 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. 84-157 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 1st of November 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 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 1st of November 1984, that Petition No. 84-157 the petition of ANNE LOBECK By Paul G. Parker, Agent for a SPECIAL EXCEPTION TO ALLOW AN EDUCATIONAL INSTITUTION commencing at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 44 South, Range 43 East, said corner being centerline intersection of Gulfstream Road and Park Lane run thence Westerly along the South line of said Northwest 1/4 of the Southwest 1/4 a distance of 30 feet; thence run Northerly along the Westerly right-of-way line of Gulfstream Road a distance of 40 feet to the Point of Beginning; thence continue Northerly along said Westerly right-of-way line a distance of 198.32 feet; thence run Westerly along a line parallel to the South line of said Northwest 1/4 of the

Southwest 1/4 a distance of 328.34 feet; thence run Southerly along a line parallel to the East line of said Northwest 1/4 of the Southwest 1/4 a distance of 198.82 feet to the North right-of-way line of Park Lane, a distance of 328.34 feet to the Point of Beginning. Said property located on the northwest corner of the intersection of Gulfstream Road and Park Lane in an RM-Residential Multiple Family District (Medium Density) was approved as advertised subject to the following conditions:

1. Prior to Site Plan Certification an amended site plan shall be submitted to reflect the following:

- a) A drop off area and a by-pass lane to allow for safe vehicular and pedestrian circulation at the building entrance located on the western portion of the property.
- b) Specific landscape treatment along Gulfstream Road and Park Lane .
- c) The North and West property line shall be planted with a 30-36" high hedge with 10-12' canopy trees planted 20 feet on center to buffer against noise and visual impact to the surrounding residential areas.
- d) The identification, preservation and incorporation of existing significant on-site vegetation.

2. 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.

3. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.

4. The development shall retain onsite 85% of the stormwater runoff generated by a three (3) year-one hour storm per requirements of the Permit Section, Land Development Division.

5. The Developer shall pay a Fair Share Fee in the amount and manner required by "The Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. Presently The Fair Share Fee for this project is \$3,150.00.

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:

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

The foregoing resolution was declared duly passed and adopted this day of , FEB 19 1985 confirming action of the 1st of

November 1984.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Patricia S. Weaver
Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Pandy Sprague
County Attorney