

RESOLUTION NO. R-87-235

RESOLUTION IMPROVING ZONING PETITION 86-102, Special Exception

WHEREFIS, the Board of County Commissioners, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 123, Florida Statutes, is authorized and empowered to consider petitions relating to zoning; and

WHEREFIS, 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

WHEREFIS, Petition No. 86-102 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on September 25, 1986 and

WHEREFIS, 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

WHEREFIS, the Board of County Commissioners made the following findings of fact:

1. With required site 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 10th day of February, 1987, that: Petition No. 86-102, the petition of OLIVER B. AND SHELIF P. PFIDGE for a SPECIAL EXCEPTION TO ALLOW AN ADULT CONGREGATE LIVING FACILITY on a parcel of land lying in Section 9, Township 41 South, Range 41 East, more particularly described as follows: Being the North 250.0 feet of the South 1020.0 feet of the East 230.0 feet of the West 1060.0

feet of the North 1/2 of the Northeast 1/4 of said Section 9, Township 41 South, Range 41 East, subject to a road easement for ingress and egress over the Westerly 30.0 feet thereof, and the Northerly 30.0 feet thereof. Said property located on the southeast corner of the intersection of 169th Court North and 133rd Avenue North in an AR-Agricultural Residential District was approved as advertised subject to the following conditions:

1. Prior to site plan certification, the site plan shall be amended to reflect the following:
 - a. required number of trees to be preserved or planted
 - b. minimum ten (10) foot wide landscape strip between off-street parking areas and abutting rights-of-way
 - c. minimum five (5) foot wide landscape strip between off-street parking areas and abutting properties
 - d. one (1) of three (3) alternative perimeter landscape strips adjacent to abutting residential lots
 - e. signs located outside the required landscape strips.
2. The application and engineering plans, calculations etc. to construct well and/or septic tank must be submitted to the Health Department prior to site plan approval.
3. The development shall retain the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application, but, as a minimum, the development shall retain onsite 85% of the stormwater runoff generated by a three (3) year-one (1) hour storm per requirements of the Permit Section, Land Development Division. The drainage system shall be maintained in an acceptable condition per the County Engineer's approval.
4. The property owner shall pay a Fair Share Fer in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently ewists or as it may from time to time be amended. The Fair Share Fee for this project presently is 9563.00 (21 trips X 926.79 per trip).
5. Maximum full time residential occupancy of the facility shall be limited to sin (6) elderly persons and two (2) resident staff persons.
6. Signage of the facility shall be limited to that permitted for home occupations.

commissioner Adams, 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:

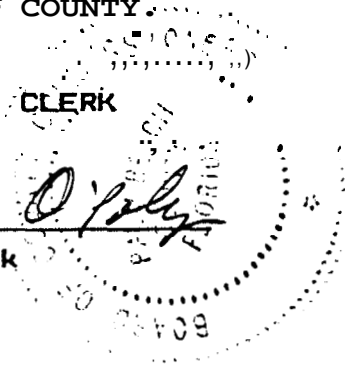
Karen T. Marcus	--	ABSENT
Jerry L. Owens	--	ABSENT
Ken Spillias	--	AYE
Dorothy Wilken	--	AYE
Kenneth M. Adams	--	AYE

The foregoing resolution was declared duly passed and adopted this 10th day of February, 1987 confirming action of September 25, 1986.

PCILM BEFICH COUNTY, FLORIDFI
BY ITS BOCIRO OF COUNTY.
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Barbara O'Joly
Deputy Clerk



FIPPROVED AS TO FORM
FIND LEGFIL SUFFICIENCY

[Signature]
County Attorney