

JOHN B. DUNKLE , CLERK

Board of County Commissioners  
Palm Beach County, Florida

301 NORTH OLIVE • P O BOX 4036 • WEST PALM BEACH, FL 33402 • (305) 837-2959

MEMORANDUM

TO : SUSAN HAGERTY ,  
ADMINISTRATIVE SECRETARY

FROM : LISA E. DORSEY, LED  
DEPUTY CLERK PALM BEACH COUNTY COMMISSION

DATE : AUGUST 27, 1987

RE : ZONING PETITIONS OF MAY 28 & 29, 1987

Zoning Petitions numbered 87-10; 85-124(A); 76-44(A); 82-152(B); and 84-99(B) were approved as Resolutions in the August 11, 1987 Board of County Commissioners Meeting. ,

When affixing the Resolution numbers to the Petitions, a few numbers were incorrectly printed. The corrections are as follows:

R-87-1186 should be R-87-1190  
(Pet.# 87-10)

R-87-1187 should be R-87-1186  
(Pet.# 76-44(A))

R-87-1188 should be R-87-1187  
(Pet.# 82-152(B))

R-87-1189 should be R-87-1188  
(Pet.# 84-99(B))

R-87-1190 should be R-87-1189  
(Pet.# 85-124(A))

Please compare resolution and petition numbers as I have done above. The petition numbers are printed directly below the resolution number in which they are recorded under in the Official Record Book for the County. Enclosed are corrected copies of the resolutions. Please discard the incorrect ones that were originally sent to you.

The Minutes Department hope that this error did not cause too much of an inconvenience for your department or clients.

If you have any questions in reference to this, contact me at 820-2955.

Thank you.

COUNTY AUDITOR

CUSTODIAN OF COUNTY FUNDS

RESOLUTION NO. R- 87- 1190

RESOLUTION APPROVING ZONING PETITION 87-10 - Rezoning

WHEREFIS, 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

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. 87-10 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on May 28, 1987; and

WHEREQS, 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

WHEREQS, this approval is subject to Zoning Code Section 402.9 (Mandatory Review of Development Approvals) and other provisions requiring that development commence in a timely manner; and

WHEREFIS, prior to applying for building permits, the petitioner and/or developer shall meet with the site planning staff for a review of the site development plan; and

WHEREFIS, the application and engineering plans, calculations etc. to construct a septic tank must be submitted to the Health Department prior to issuance of a Building Permit; and

WHEREQS, since water service is available to the property, a well shall not be approved for use on the property; and

WHEREQS, the petitioner is requesting straight general commercial zoning on 2.5 acres of property. The Engineering Department would recommend denial of the petition unless the petitioner would agree for a Special Exception for a Planned Commercial Development. Under straight general commercial such items as access locations, parking flow into and out of the site, requirement for specific turn lanes cannot be addressed. The applicant's traffic impact analysis if maximum building coverage were utilized on the site, would generate some 2,810 trips per day on State Road 25 (80). If however the Planning Commission, ultimately the Board of County Commissioners approve the project as requested the following voluntary conditions should be requested from the applicant; and

WHEREFIS, the property owner shall construct turn lanes at the project's entrance road concurrent with onsite paving and drainage improvements, and

WHEREFIS, the property owner 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. The Fair Share Fee for this project presently is \$2.679 per square foot of building area; and

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

1. This proposal is consistent with the requirements of the Comprehensive Plan and local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session that Petition No. 87-10 was approved as advertised.

Commissioner Adams, moved for approval of the petition. The motion was seconded by Commissioner Marcus, and upon being put to a vote, the vote was as follows:

Carol A. Roberts	--	Rye
Karen T. Marcus	--	Rye
Dorothy Wilken	--	Absent
Kenneth M. Adams	--	Rye
Carol J. Elmquist	--	RYE

The foregoing resolution was declared duly passed and adopted this 11th day of August, 1987 confirming action of May 28, 1987.

FFILM BEFICH COUNTY, FLORIDFI  
BY ITS BOFIRD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Juan E. Dorsey  
Deputy Clerk

FIPPROVED AS TO FORM  
FIND LEGFIL SUFFICIENCY

[Signature]  
County Attorney