

R-87-1210

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, <sup>LED</sup>  
DEPUTY CLERK PALM BEACH COUNTY COMMISSION

DATE : AUGUST 27, 1987

RE : ZONING PETITIONS OF JUNE 25 & 26, 1987

Zoning Petitions numbered 76-18(E); 84-112(B); 87-61; 87-59; 87-19;  
79-110(A); 79-244(A); 80-211(A); 84-198(A); 85-165(A); 86-81(A); 86-81(A);  
87-62; 87-66; 75-68(C); and 77-13(E) 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-87-1199 should be R-87-1200<br>(Pet. # <del>76-18(E)</del> )  | R-87-1207 should be R-87-1206<br>(Pet. # 84-198(A))         |
| R-87-1200 should be R-87-1205<br>(Pet. # <del>84-112(B)</del> ) | R-87-1208 should be R-87-1207<br>(Pet. # 85-165(A))         |
| R-87-1201 should be R-87-1212<br>(Pet. # <del>87-61</del> )     | R-87-1209 should be R-87-1208<br>(Pet. # 86-81(A))          |
| R-87-1202 should be R-87-1211<br>(Pet. # 87-59)                 | R-87-1210 should be R-87-1209<br>(Pet. # 86-81(A))          |
| R-87-1203 should be R-87-1210<br>(Pet. # 87-19)                 | R-87-1211 should be R-87-1213<br>(Pet. # 87-62)             |
| R-87-1204 should be R-87-1202<br>(Pet. # 79-110(A))             | R-87-1212 should be R-87-1214<br>(Pet. # <del>87-66</del> ) |
| R-87-1205 should be R-87-1203<br>(Pet. # 79-244(A))             | R-87-1213 should be R-87-1199<br>(Pet. # 75-68(C))          |
| R-87-1206 should be R-87-1204<br>(Pet. # 80-211(A))             | R-87-1214 should be R-87-1201<br>(Pet. # 77-13(E))          |

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

4209 1210

RESOLUTION NO. R-87-1210

RESOLUTION IMPROVING ZONING PETITION 87-19 : Special Exception

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, 87-19 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on June 25, 1987; 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, 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, 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 local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Petition No. 87-19, petition of VIRGIL FIND JEFINNE CHRISTOPHER, by Kieran J. Kilday, Agent, for a SPECIFIL EXCEPTION TO ALLOW FIN ADULT CONGREGFITE LIVING FACILITY on Tract 20, Less the South 330.6 feet and all of Tracts 17, 18 and 19, Block 18, in Section 12, Township 44 South, Range 41 East, according to the Palm Beach Farms Company Plat No. 3, as

recorded in Plat Book 2, Pages 45 through 53, Less, the West 26 feet of said Tract 17 for Lake Worth Drainage District Right-Of-Way. The property is located on the west side of SR 7 (U. S. 441) approximately .2 mile north of Forest Hill Boulevard (20th Avenue South). It is bounded on the south by 17th Lane South and on the west by Lake Worth Drainage District Canal S5 in an AR-Agricultural Residential Zoning District and 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. the relative amount and type of vegetation existing in the western portion of the site.
  - b. a side corner setback of eighty (80) feet noted along the southern property line.
2. No building permit shall be issued for the subject property until such a time that the site is connected to a public sewer system.
3. Since sewer and water service are available to the property, neither septic tank nor well shall be approved for use on the property.
4. The developer shall retain the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application. However, at a minimum, this development shall retain onsite three (3) inches of the stormwater runoff generated by a three (3) year-one (1) hour storm per requirements of the Permit Section, Land Development Revision. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer.
5. The property owner shall convey for the ultimate right-of-way of State Road 7, 240 feet west of the existing east right-of-way line for State Road 7 within 90 days of the approval of the Resolution approving this project.
6. The property owner shall construct a left turn lane, south approach and a right turn lane, north approach on State Road 7 at the project's entrance road concurrent with onsite paving and drainage improvements.
7. The property owner shall provide to Palm Beach County a road drainage easement within the project's internal lake system which is adjacent to the property capable of accommodating all runoff from those segments of State Road 7 along the property frontage and for a maximum 400 ft. distance each side of the property boundary lines along State Road 7. The drainage system within the project shall have sufficient retention/detention capacity to meet the storm water discharge requirements of the applicable County Control District and South Florida Water Management District. The design of the system shall assume the ultimate Thoroughfare Plan Section road drainage runoff.
8. 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 \$17,414.00 (645 trips X \$26.79 per trip),

Based on the Traffic Performance Standards (Category "B"), the developer shall contribute an additional \$4,354.00 toward Palm Beach County's existing Roadway Improvement Program, these total funds of \$21,768.00 shall be credited toward the increased Fair Share Fee.

9. The property owner shall install signalization if warranted as determined by the County Engineer at project's entrance road and State Road 7. Should signalization not be warranted after 12 months of the final Certificate of Occupancy this property owner shall be relieved from this condition.
10. The property owner shall execute a Unity of Title on the subject parcel prior to site plan certification.

Commissioner Rdams, 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	--	aye
Kenneth M. Rdams	--	RYE
Karen T. Marcus	--	Rye
Carol J. Elmquist	--	Rye
Dorothy Uilken	--	Aye

The foregoing resolution was declared duly passed and adopted this 11th day of August, 1987 confirming action of June 25, 1987.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Lisa E. Dorsey  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

[Signature]  
County attorney