

RESOLUTION NO. R- 84-345

RESOLUTION APPROVING ZONING PETITION 83-147, 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. 83-147 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 1st December 1983; 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 medical center is consistent with the requirements of the Comprehensive Plan.
2. With minor modification to the proposed site plan, the proposed use can be accommodated to the subject site while meeting all property development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 1st day December 1983 that Petition No. 83-147 the petition of K I P ASSOCIATES, INC. By Conrad W. Schaefer, Agent, for a SPECIAL EXCEPTION TO ALLOW A MEDICAL CENTER on the North 438 0 feet of Tract 15, Block 8, Palm Beach Farms Company Flat No. 3, in Section 31, Township 43 South, Range 42 East, as recorded in Plat Book 2, Pages 45 through 54 inclusive, excepting therefrom the North 36 0 feet and East 70 0 feet of Canal Right-of-Way for Lake with Drainage of the following Cor. E-1. Said property located on the east side of State Road No. 7 (U.S. 41), approximately 2 miles north of State Road 10 (Southern Boulevard) in an RA-Agricultural Residential District was approved as advertised subject to the following

conditions

- 1 This development shall retain onsite 85% of the storm water runoff generated by a three (3) year storm per requirements of the Permit Section, Land Development Division.
- 2 The developer shall contribute Nine Thousand Five Hundred Dollars (\$9,500.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the time of the building permit.
- 3 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 on S.R. 7 at the project's entrance road, a left turn lane, North approach and a right turn lane, south approach.
- 4 The developer shall take reasonable precautions during the development of this property to insure that fugitive particulates (dust particles) from this project do not become a nuisance to neighboring properties.
- 5 The developer shall take necessary measures during the development of this property to prevent pollutant runoff to neighboring and nearby surface waters.
- 6 Lake Worth Drainage District informs us that the survey furnished showed the North 30 @ feet of Tract 15 for Corner E-1 right of way. District records indicate the North 38 @ feet for right of way according to Deed Book 67 Page 465.
- 7 Prior to site plan certification, the site plan shall be amended to reflect the following:
 - a) required loading zones and parking space dimensions
 - b) segregation of the emergency entrance drive and parking bays so that no individual spaces access onto this drive and
 - c) incorporation of as many significant existing trees as possible into the parking and landscape design.

Commissioner Koehler moved for approval

of the petition. The motion was seconded by Commissioner Wilken and in being put to a vote the vote was

as follows:

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

The foregoing resolution was declared duly passed and adopted this 13th day of March, 1984 confirming action of 1st December, 1982.

R 84 345

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: *Lisa [unclear]*
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

John [unclear]
County Attorney

FILED THIS 17th DAY OF
March 1984
AND FILED IN
MINUTE BOOK 331
PAGE 240-242
JUL 1984
BY *Sharon Miller* DC

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