

RESOLUTION NO* R- 87-1119

RESOLUTION APPROVING ZONING PETITION **87-21**: 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. 87-21** was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on March **27, 1987** 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. 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, assembled in regular session that Petition No. **87-21**, the petition of HIPPOCRATES HEALTH INSTITUTE, INC. by Alan J. Ciklin, Esquire, for a SPECIAL EXCEPTION TO ALLOW AN ADULT CONGREGATE LIVING FACILITY on the Northwest 1/4 of Tract **7**, Block **3**, Palm Beach Farms Company, Plat No. **3** according to the Plat thereof recorded in Plat Book **2**, Pages **45** to **54**. The

property is located on the south side of Golden River Drive, approximately .1 mile west of Skees Road 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. A lot coverage within the allowed ten (10) percent or obtain variance relief from the Board of Adjustment.
 - b. A total floor area within the allowed fifteen (15) percent or obtain variance relief from the Board of Adjustment.
 - c. The revised entrance from Palmdale Court and the elimination of the entrance on Golden River Drive.
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 the requirements of the Permit Section, Land Development Division. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer.
5. 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 \$1,393.00 (52 trips X \$26.79 per trip).
6. No access shall be permitted onto Golden River Drive.
7. Property owner shall construct local street standards including appropriate drainage (a minimum of two (2) ten (10) foot travel lanes) of Palmdale Road from Skees Road west to Palm Court and Palmdale Court from Palmdale Road to the project's entrance road.

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

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

The foregoing resolution was declared duly passed and adopted this 28th day of July, 1987 confirming action of March 27, 1987.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY:

Kathryn S. Miller
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY



County Attorney