

RESOLUTION APPROVING ZONING PETITION 87-67: 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. 87-67 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

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, 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

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

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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. 87-67, the petition of THE SCHOOL BOARD OF PALM BEACH COUNTY by Agustin A. Hernandez, Agent, for a SPECIAL EXCEPTION TO ALLOW AN EDUCATIONAL INSTITUTION on the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 18, Township 45 South, Range 43 East. The property is located on the east side of Lawrence Road

approximately .2 miles north of N.W. 22nd Avenue (Royal Palm

Drive), and was approved as advertised subject to the following

conditions:

1. Prior to site plan certification, the site plan shall be amended to indicate the following:
 - a. Required number of trees.
 - b. Required handicap parking spaces.
 - c. Areas of preservation of existing protected vegetation (as noted in Condition 3).
 - d. Proposed number of students.
2. A vegetation removal permit application with the required information shall be submitted to the Zoning Division simultaneously with the Site Plan Review Committee application.
3. Existing protected vegetation shall be preserved to the maximum extent possible throughout the site. Preservation areas shall be established between parking areas and property lines and roadways, and to the area east of the proposed classroom building. The area within the bus pick-up circle shall also be designated as a preserve area. Protected vegetation in these areas shall remain undisturbed during construction, pursuant to Zoning Code Section 500.36.D.3.b.(2)(b) (Protection of Groups of Trees or Vegetation).
4. Because sewer service is available at the site, no septic tank shall be installed on the site.
5. Because public water service is available at the site, no well shall be installed to provide potable water on site.
6. 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 as required by the Permit Section, Land Development Division. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer. In the event that the drainage system is not adequately maintained as determined by the County Engineer, this matter will be referred to the Code Enforcement Board for enforcement.
7. The property owner shall construct:
 - a) Lawrence Road as a 3 lane section from a point 150 feet north of the project's north entrance to the project's south access
 - b) Right turn lane on Lawrence Road at each of the project's accesses
 - c) Left turn lane, west approach

all concurrent with onsite paving and drainage improvements. All construction shall be subject to approval by the County Engineer and shall include pedestrian pathways

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8. The petitioner shall convey to the Lake Worth Drainage District the south 15 feet of the south 1/2 of the southwest 1/4 of the northwest 1/4 of Section 18, Township 45 South, Range 43 East for the required right-of-way for Lateral Canal No. 21, by Quit Claim Deed or an Easement Deed in the form provided by said District within ninety (90) days of the approval of the resolution approving this project.

Commissioner Wilken, 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	--	Aye
Kenneth M. Adams	--	Absent
Karen T. Marcus	--	Absent
Carol J. Elmquist	--	Aye
Dorothy Wilken	--	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: Juan E. Deza
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

County Attorney

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