

RESOLUTION NO. R-84-51.1

RESOLUTION **APPROVING** ZONING PETITION G-166, 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. **83-166** was presented to the **Board of** County Commissioners of Palm Beach County at its public hearing conducted on **22nd** 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 day care center is consistent with the requirements of the Comprehensive Plan.
2. The proposed use **should not** have any significant negative impacts upon adjoining properties.

NOW, THEREFORE, BE IT RESOLVED BY THE **BOARD** OF COUNTY COMMISSIONERS OF **PALM BEACH** COUNTY, **FLORIDA**, assembled in regular session this 22nd day December 1983, that Petition No. **83-166** the petition of **MONOGRAM** REAL ESTATE COUNSELORS, INC., By Robert Rogers, President, for a **SPECIAL** EXCEPTION TO ALLOW A CHILD DAYCARE CENTER on a parcel of land in Section 3, Township 41 South, Range 42 East, being more particularly **described** as follows:

The South 229.96 feet of the West 190.00 feet of the East 250.00 feet of the Northeast **1/4** of the Southwest **1/4** of said Section 3, Township 41 South, Range 42 East. Together with a 30 foot ingress and egress easement over and across the North 30.0 feet of the South 219.96 feet of the East 60.0 feet of the Northeast **1/4** of the Southwest **1/4** of said Section 3, Township 41 South, Range 42 East. Said property located on the northwest corner of the intersection of Central Boulevard and Jupiter

Gardens Drive in an RH-Residential Multiple Family District (High Density) was approved as advertised **subject** to the following conditions:

1. The development shall retain **onsite 85%** of the stormwater runoff generated by a three (3) year storm per requirements of the Permit Section, Land Development Division.
2. The property owner shall convey **for** the ultimate right-of-way of **Central** Boulevard, 60 feet **from** centerline approximately an additional 60 feet within 90 days of approval; conveyance must be accepted by Palm Beach County prior to issuance of the first building permit. This right-of-way shall be **for** the entire **402** feet of frontage **along** Central Boulevard **from** which this 1 acre parcel is being subdivided.
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 Central Boulevard at Jupiter Gardens Drive a left turn lane, south approach.
4. The developer shall contribute Four Thousand Dollars (\$4,000.00) toward the cost of **meeting** this project's direct and identifiable impact, **to be paid at the time of the issuance of the building permit.**
5. Prior to certification, the site plan shall be amended **to** reflect the following:
  - a) preservation of existing native vegetation where possible,
  - b) installation of a six **foot** high solid wooden fence along the north and west sides of the outdoor play area,
  - c) provision of 15 parking spaces.
6. Prior **to site plan certification,** the developer shall enter into agreements for water **and sewer** services with the **utility** providers.

~~Commissioner Koehler~~, moved for approval of the petition.

~~The motion was seconded by Commissioner Wilken~~.

and upon being put to a vote, the vote was as follows:

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

The foregoing resolution was declared duly passed and adopted this 17th day of April, 1984, confirming action of 22nd December 1983.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: *Lisa Cropp*  
Deputy Clerk

APPROVED AS TO FORM  
FIND LEGAL SUFFICIENCY

*John R. ...*