

RESOLUTION **APPROVING** ZONING PETITION **84-17, 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 **4412.5 of the Palm Beach County Zoning Code Ordinance No. 73-2** have been satisfied; and

WHEREAS, Pet it ion No. **84-17** was presented to the Board of County **Commissioners of Palm Beach County at its public hearing** conducted on 29th March 1984; 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 **Special Exception is consistent with the requirements of the Comprehensive Plan.**
2. The **proposed location of a private recreation club within an existing commercial building is consistent with the Comprehensive Plan.**
3. The proposed use **will not have any adverse impacts upon surrounding properties of thoroughfares.**

NOW, THEREFORE, BE **IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 29th day March 1984, that Petition No. 84-17 the** petition of **LIBERTY SQUARE** By **Leham E. Ward, Agent**, for a **SPECIAL EXCEPTION TO ALLOW A RECREATION FACILITY INCLUDING A PRIVATE CLUB** on a **parcel of 1 and in the Southwest 1/4 of Section 17, Township 42 South, Range 43 East, being more particularly described as follows:**
Beginning at the intersection of the Easterly right-of-way line of the Florida East Coast Railroad and the Westerly extension of the Southerly

right-of-way line of Richard Road as said right-of-way is shown on the Plat of Kelsey Acres, as recorded in Plat Book 22, Page 16; thence Southerly along the Easterly right-of-way line of the Florida East Coast Railroad a distance of 538.88 feet; thence Easterly making an angle with the preceding course measured from North to East of 85 degrees 00'20", a distance of 271.47 feet, more or less, to the Westerly right-of-way line of State Road A-1-A, said right-of-way line being also the arc of a curve concave to the Southwest and having a radius of 5689.58 feet; thence Northwesterly, along the arc of said curve and the Westerly right-of-way line of State Road A-1-A, thru an angle of 4 degrees 14' 13" a distance of 428.73 feet to the said Westerly extension of the Southerly right-of-way line of the Southerly right-of-way line of Richard Road; thence Westerly along said Westerly extension a distance of 232.47 feet to the Point of Beginning. Less additional right-of-way acquired by D. O. T., Parcel 113.1, Section 930 941-2522. Said property located on the southwest corner of the intersection of A-1-A and Richard Road, approximately .3 miles North of Northlake Boulevard in an CG-General Commercial District 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 S. R. Alternate A-1-A fifty-five (55) feet from the base line of survey per Right-of-Way Map No. 93090-2522, sheet 3 of 7. The conveyance shall be within 98 days of approval and must be accepted by Palm Beach County prior to issuance of the Building Permit.**
- 3. The developer shall contribute Seven Hundred & Fifty Dollars (\$750.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the time of the building permit.**
- 4. All substandard or dead plant material on site shall be replaced in conformance with current Landscape Code requirements prior to issuance of an Occupational License.**
- 5. Use of this facility for gatherings of more than 25 persons shall be limited to weekends and after 5:00 P.M. on weekdays.**
- 6. No Bingo or other gambling activity shall be conducted on the premises.**

Commissioner Evatt , 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:

Ken Spillias, Chairman	-- AYE
Dorothy Wilkens, Vice Chairman	-- AYE
Peggy Evatt, Member	-- AYE
Dennis P. Koehler, Member	-- AYE
Bill Easley, Member	- - ABSENT

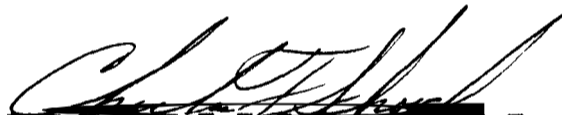
The foregoing resolution was declared duly passed and
adopted this 14th day of Aug. , 1984 , confirming action of
29th March 1984.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: 
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


County Attorney