

RESOLUTION APPROVING ZONING PETITION 80-196(A), 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, Petition No. 80-196(A) was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 26th April 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 26th day April 1984, that Petition No. 80-196(A) the petition of JOHN AND VICTORIA RANKIN for a SPECIAL EXCEPTION TO EXPAND AND AMEND AN EXISTING CHILD DAY CARE CENTER PREVIOUSLY APPROVED UNDER ZONING PETITION NO. 80-196 on all of Lots 54, 55, 56, 57 and 58 of Sunny Acres Suburban Homesites No. 2 in Section 24, Township 44 South, Range 42 East as recorded in Plat Book 23, Page 198. Said property located on the southwest corner of the intersection of 18th Avenue North and Grace Avenue in an RM-Residential Multiple Family District (Medium 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 Grace Avenue 30 feet from centerline, approximately an additional 10 feet within 90 days of approval; conveyance must be accepted by Palm Beach County prior to issuance of first building permit.
3. The developer shall contribute One Thousand Two Hundred Dollars (\$1,200.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the time of issuance of the Building Permit.
4. Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties.
5. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.
6. Within 90 days of written notification by the Health Department that public sewer service is available, the septic tanks shall be abandoned and connection made to the public sewer system.
7. Prior to site plan certification:
 - a) Variance relief must be obtained to permit conversion of the existing duplex to classrooms.
 - b) The site plan shall be modified to provide for required parking, landscaping, and a drop-off zone and for six-foot high opaque screening along the south property boundary.

Commissioner Bailey, moved for approval of the petition.

The motion was seconded by Commissioner Evatt, and upon being put to a vote, the vote was as follows:

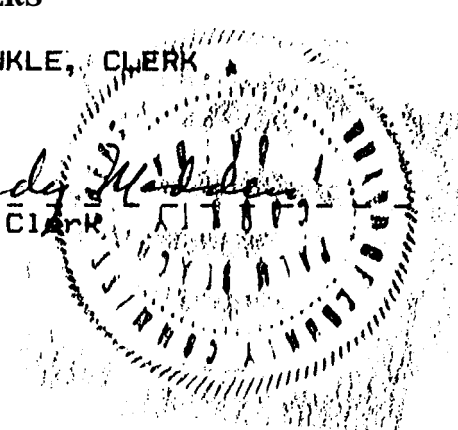
Ken Spillias, Chairman	-- ABSENT
Dorothy Wilkens, Vice Chairman	-- AYE
Peggy Evatt, Member	-- AYE
Dennis P. Koehler, Member	-- ABSENT
Bill Bailey, Member	-- AYE

The foregoing resolution was declared duly passed and adopted this AUG 21 1984 confirming action of 26th April 1984.

PALM BEACH COUNTY,
FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: *Judy Madala*
Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

[Signature]
County Attorney