

RESOLUTION NO. R- 84-1180

RESOLUTION APPROVING ZONING PETITION 74-63(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 402.5 of the Palm Beach County Zoning Code Ordinance No. 73-2 have been satisfied; and

WHEREAS, Petition No. 74-63(A) was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 24th of May 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 amendment to the master plan is consistent with the requirements of the Comprehensive Plan and Zoning Code.
2. Buffering **must** be provided to protect surrounding single-family residences from the impacts of this non-residential use.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 24th of May 1984, the petition of A.E. DEVELOPMENT CORPORATION By Lee Starkey, Agent, for a SPECIAL EXCEPTION TO AMEND THE MASTER PLAN FOR LAKES OF SHERBROOKE PLANNED UNIT DEVELOPMENT PREVIOUSLY APPROVED UNDER ZONING PETITION NO. 74-63 TO CREATE A CIVIC PARCEL on **property**, located on the northeast corner of the intersection of Rosemont Drive and Lantana Road, approximately .7 mile west of Florida Turnpike. Tracts 3-12 less the Northerly 30.00 feet thereof; Tracts 13-22; 26-47; the Northerly 273.9 feet of Tract 50; Tracts 51-70 and Tracts 75-84 lying North of the North **right-of-way** line for Lantana Road; all that 30.00 foot platted right-of-way lying between

61-70 and Tracts 75-84; all that 30.00 foot right-of-way lying between Tracts 37-47 and Tracts 50-60; all that 30.00 feet platted right-of-way lying between Tracts 13-22 and Tracts 26-36; and all that 30.00 foot platted right-of-way lying between Tracts 8, 17, 32, 41, 56, 65 and 80 and Tracts 9, 16, 33, 40, 57, 64 and 81. All according to Palm Beach Farms Company Plat #3 in Section 31, 32 Township 44 South, Range 42 East; as recorded in Plat Book 2, Page 47, was approved as advertised **subject** to the following conditions:

1. Site plans presented to the Site Plan Review Committee Meeting for certification shall include twenty-five foot wide landscape buffer on the northern and eastern tract lines of the subject civic parcel, **including** a six foot high solid wooden fence, and canopy trees **eight** to ten feet in height, planted twenty feet on center average, to provide a continuous **canopy**. Prior to Phase I construction commencing, the six foot fence shall be installed along the westerly half of the northern tract line.
2. 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.
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:
  - A) a left turn lane, west approach on Lantana Road at Rosemount Drive.
  - B) at the intersection of Lantana Road and the project's east entrance:
    - 1) left turn lane, west approach
    - 2) right turn lane, east approach
4. The developer Shall contribute Four Hundred Dollars (\$400.00) toward the **cost** Of meeting this project's direct and identifiable impact, to be paid at the time of issuance of the Building Permit.
5. Reasonable precautions shall be exercised during site development to insure that unconfined **particulates** (d<sub>ust</sub> Particles) from this property do not become a nuisance to neighboring properties.
6. Reasonable measures shall be employed during site development to insure that no pollutants from this **property** shall enter adjacent or nearby surface waters.
7. The Petitioner shall comply with all previously **imposed** conditions for the P.U.D., as per Resolution # R-74-778-E.

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

The foregoing resolution was declared duly passed and adopted  
this **AUG 21 1984** confirming action of the 24th of May  
1984.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK/

BY: *Rudy Mader*  
Deputy Clerk



APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

*Charles F. [Signature]*  
County Attorney