

RESOLUTION NO. R-84-1192

RESOLUTION APPROVING ZONING PETITION 84-74, 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. 84-74 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 Special Exception is consistent with the Comprehensive Plan and Zoning Code requirements.
2. The proposed school will not have a detrimental impact on the surrounding neighborhood. Overall impacts from this project will not be significantly greater in any respect to what would occur from the development of the site for multi-family use, and will be substantially less in some respects.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this the 24th of May 1984, the petition of LAWRENCE H. AND ADRIENNE WINBERG By James Carlton, Agent, for a SPECIAL EXCEPTION TO ALLOW AN EDUCATIONAL INSTITUTION on the South 150 feet of the North 1,150 feet of the West 800 feet of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 44 South, Range 43 East, less right-of-way, being part of Lot 13 of unrecorded plat of Palm Acres No. 4. Said property located on the east side of Prairie Road, approximately .2 mile south of Forest Hill Boulevard in an RM-Residential Multiple Family District (Medium Density), was

approved as advertised subject to the following conditions:

1. The developer shall preserve existing significant vegetation wherever possible and shall incorporate said vegetation into the project design. Appropriate measures shall also be taken to protect these preservation areas during site clearing and construction.
2. Prior to Site Plan Review Committee certification, the site plan shall be amended to reflect additional buffering of adjacent residential areas by 8' overall canopy trees planted 20 foot on center in conjunction with a 6' high solid wood fence along north and south boundaries of the sports field and northern boundary of the play yard.
3. 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.
4. The developer shall contribute Two Thousand Eight Hundred and Seventy Five Dollars (\$2,875.00) 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 (dust 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.

Commissioner Koehler , 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:

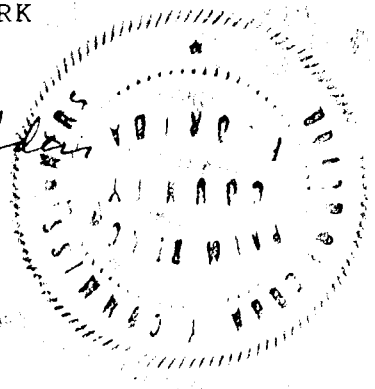
Ken Spillias, Chairman	-- AYE
Dorothy Wilkens, Vice Chairman	-- AYE
Peggy Evatt, Member	-- AYE
Dennis P. Koehler, Member	-- AYE
Bill Bailey, Member	-- ABSENT

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: Trudy Maddox
Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Charles H. Church
County Attorney