

RESOLUTION NO. R- 85-1876E

RESOLUTION APPROVING ZONING PETITION 83-175(B), 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. 83-175(B) was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 22nd August 1985; 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. This proposal is consistent with the requirements of the Comprehensive Plan and Zoning Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this the 22nd of August 1985, that Petition No. 83-175(B) the petition of SHOPPES OF FOREST HILL, LTD., By Kieran J. Kilday, Agent for a SPECIAL EXCEPTION TO AMEND THE SITE PLAN PREVIOUSLY APPROVED FOR A LARGE SCALE COMMUNITY SHOPPING CENTER IN EXCESS OF 50,000 SQUARE FEET OF TOTAL FLOOR AREA, INCLUDING A PLANNED COMMERCIAL DEVELOPMENT UNDER ZONING PETITION NO. 83-175 TO INCLUDE A FINANCIAL INSTITUTION WITH MORE THAN FOUR (4) DRIVE-UP TELLER WINDOWS on the South 1/2 of Tract 5, Block 4, Section 12, Township 44 South, Range 42 East, Plat No. 1, Palm Beach Plantations, according to the Plat thereof, as recorded in Plat Book 10, Page 20, Excepting the West 60.00 feet thereof for Military Trail (S.R. No. 809) right-of-way; also excepting the East 100 feet of the North 1/2

of the South 1/2 of said Tract 5;

Together with:

The North 1/2 of Tract 5, Block 4, Section 12, Township 44 South, Range 42 East, Plat No. 1, Palm Beach Plantations, according to the Plat thereof, as recorded in Plat Book 10, Page 20,

Excepting the West 335.21 feet and the East 600.00 feet thereof, as measured along the North Tract Line of said Tract 5; also excepting the North 60.00 feet for Forest Hill Boulevard (S.R. 882) right-of-way. Said property located on the east side of Military Trail (S.R. 809) and on the south side of Forest Hill Boulevard (S.R. 882) in a CG-General Commercial District was approved as advertised subject to the following conditions:

1. Prior to site plan certification the site plan shall be revised to reflect the following:

a) A building layout or design that addresses the need for left field viewing from vehicles exiting the westernmost drive up teller lanes, or a mirror design shall be provided to ensure proper visibility.

b) Removal of the two southernmost forty (40) degree/angles parking stalls that require backing onto the internal parking lot access corridor.

2. Landscaping shall be installed in accordance with the county landscape code, approved conditions, and graphic representations presented to the Planning Commission and the Board of County Commissioners.

3. 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.

4. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.

5. The developer shall continue to comply with all previously approved conditions.

6. The developer shall construct a right turn lane, west approach, on Forest Hill Boulevard at the west entrance. Developer must be granted a permit from Florida D.O.T..

7. The petitioner shall present a notarized Affidavit of Disclosure at the Zoning Authority meeting.

8. The proposal shall be limited to five (5) drive-up teller windows.

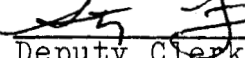
Commissioner Wilken, moved for approval of the petition. The motion was seconded by Commissioner Spillias, and upon being put to a vote, the vote was as follows:

Ken Adams, Chairman	--	ABSENT
Karen T. Marcus, Vice Chairman	--	AYE
Kenneth Spillias, Member	--	AYE
Jerry L. Owens, Member	--	ABSENT
Dorothy Wilken, Member		AYE


The foregoing resolution was declared duly passed and adopted this 19TH day of NOVEMBER 1985 confirming action of the 22nd August 1985.

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