

RESOLUTION NO. R- 86-236

RESOLUTION APPROVING ZONING PETITION 85-150, 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. 85-150 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 4th December 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 4th of December 1985, that Petition No. 85-150 the petition of JOHN T. CHRISTIANSEN AND JAMES D. LASSITER By Kieran J. Kilday, Agent, for a SPECIAL EXCEPTION TO ALLOW A PLANNED OFFICE BUSINESS PARK on Lot 1, Block 3, Laguna Park No. 2, in Section 7, Township 44 South, Range 43 East, as recorded in Plat Book 21, Page 65. Said property located on the southwest corner of the intersection of Congress Avenue (S.R. 807) and Melaleuca Road 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 side corner setback of twenty-five (25) feet.
  - b) One way signage where there is potential one way and two way traffic flow conflict.
  - c) All building facades and the six (6) foot wall shall be given

architectural finishing treatment consistent with the front of the building to mitigate negative visual impact upon surrounding development.

2. Prior to the issuance of a Certificate of occupancy, minimum landscape treatment shall be installed as shown on Exhibit No. 3.
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 development shall retain onsite 85% of the stormwater runoff generated by a three (3) year-one hour storm per requirements of the Permit Section, Land Development Division.
6. The property owner shall convey for the ultimate right of way of Congress Avenue, 50 feet from centerline within 90 days of adoption of the Resolution by the Board of County Commissioners; conveyance must be accepted by Palm Beach County prior to issuance of first Building Permit.
7. The property owner shall not be permitted access onto Congress Avenue.
8. The property owner shall obtain an onsite Drainage Permit from the Palm Beach County Engineering Department Permit section prior to the application of a Building Permit.
9. The property owner shall obtain a Turnout Permit from the Palm Beach County Engineering Department, Permit Section for access onto Melaleuca Road.
10. The petitioner shall present a notarized Affidavit of Disclosure at the Zoning Authority meeting.

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

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

The foregoing resolution was declared duly passed and adopted this 25th day Of February, 1986 confirming action of the 4th December 1905.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Patricia J. Weaver  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIEKCY  
Andy Gmapu  
County Attorney