

KESOLUTION NO. R- 86-479

RESOLUTION APPROVING ZONING PETITION 85-163(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. 85-163(A) was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 30th 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 30th of December 1985, that Petition No. 85-163(A) the petition of THE VILLAGE OF PALM SPRINGS By Patrick D. Miller, Agent, for a SPECIAL EXCEPTION TO ALLOW PUBLIC UTILITY SERVICE on Tract C, less the South 237 feet of the West 286 feet, as shown on Plat 2 of Forest Hill Village, in Section 14, Township 44 South, Range 42 East, as recorded in Plat Book 26, Page 140. Said property located on the eastern end of Basil Drive being bounded on the east by the Lake Worth Drainage District Equalizing Canal No. 3, and on the north by the Lake Worth Drainage District Lateral Canal No. 8 was approved as advertised subject to the following conditions:

1. Prior to site plan certification, the site plan shall be revised to reflect a twenty-five (25) foot backup distance.
2. All security lighting shall be directed away from nearby residences.

3. One (1) tree planted 25 feet on center supplemented by a continuous hedge shall be planted along the north property line.
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. 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.
7. 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.
8. The property owner shall obtain a Turnout Permit from the Palm Beach County Engineering Department, Permit Section for access onto Basil Drive.
9. The petitioner shall present a notarized Affidavit of Disclosure at the Zoning Authority meeting.
10. Use of the site shall be limited to potable water treatment plant. No sewage treatment activity shall be permitted at this site.
11. An 8 foot fence shall be placed around the perimeter of the property. The petitioner shall obtain a Board of Adjustment variance for the 8 foot height prior to Site Plan Certification.
12. Where the existing Vegetation is not sufficient to create a visual buffer, there shall be a minimum of one (1) 18-12 foot canopy tree planted 25 feet on center accompanied by a continuous 24 inch hedge to be maintained at a minimum of a 6 foot height at maturity around the perimeter of the property. Existing canopy vegetation shall be supplemented by the aforementioned hedge planting requirement.
13. Chemicals to be used for the water treatment on a daily basis shall be in a fully enclosed area with proper ventilation precautions.

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:

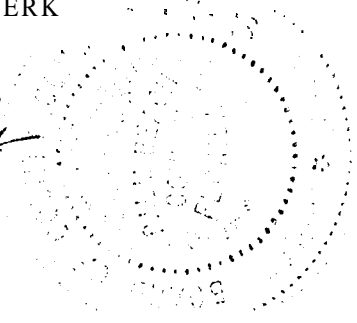
Ken Adams, Chairman	--	AYE
Karen T. Marcus, Vice Chairman	--	ABSENT
Kenneth Spillias, Member	--	AYE
Jerry L. Owens, Member	--	AYE
Dorothy Wilken, Member	--	ABSENT

The foregoing resolution was declared duly passed and adopted this 8th day of April, 1986 confirming action of the 30th December 1985.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Barbara Oldy
Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Franklynne
County Attorney