

RESOLUTION APPROVING ZONING PETITION 86-63, 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. 86-63 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on August 28, 1986 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. With required site plan modifications, this proposal will be 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 10th day of February, 1987, that: Petition No. 86-63, the petition of HENRY R. CARR By Kieran Kilday, Agent, for a SPECIAL EXCEPTION TO ALLOW AN ADULT CONGREGATE LIVING FACILITY on Tract 70, LESS the North 39.6 feet thereof, Block 77, and Tract 91, LESS 50 feet road Right-of-Way, Block 77, Palm Beach Farms Company Plat Number 3, in Section 18, Township 47 South, Range 42 East, as recorded in Plat Book 2, Pages 45 through 54. Said property located on the north side of Glades Road (S.R. 808), approximately

AR-Agricultural Residential District was approved as advertised

subject to the following conditions:

1. Petitioner shall reduce the maximum total floor area of all buildings to meet the requirements of Zoning Code Section 602.E.3, or obtain variance relief.
2. Prior to site plan certification, the developer shall submit a tree survey indicating the location of the existing cypress trees and any other substantial native vegetation.
3. The developer shall preserve existing vegetation, particularly the two cypress heads, and shall incorporate said vegetation into the project design. Areas of existing vegetation to be preserved shall be shown upon the approved development plan prior to master plan and/or site plan certification.
4. Prior to site plan certification, the site plan shall be amended to reflect the following:
 - a. minimum tree planting requirement
 - b. one (1) of three (3) alternative perimeter landscape strips adjacent to existing residential lots
 - c. a maximum floor area equal to 15% of the total lot area or obtain variance relief.
 - d. a maximum total lot coverage equal to 10% of the total lot area or obtain variance relief.
 - e. minimum front setback of 100 feet.
5. The development shall meet the stormwater retention requirements in effect at the time of the permit application of the applicable Drainage District, however, at a minimum, the developer 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. The drainage system shall be maintained in an acceptable condition per the County Engineer's approval.
6. The property owner shall convey for the ultimate right-of-way of Glades Road, 80 feet from centerline prior to October 1, 1986.
7. The property owner shall construct a right turn lane, east approach on Glades Road at the project's entrance road concurrent with onsite paving and drainage improvements.
8. The property owner shall provide Palm Beach County a road drainage easement within the project's internal lake system to accommodate the runoff of Glades Road along the property frontage and for a maximum 400 ft. distance each side of the property boundary lines along Glades Road. The drainage system within the project shall have sufficient retention/detention capacity to meet the storm water discharge requirements of the applicable County Control District and South Florida Water Management District to accommodate the ultimate Thoroughfare Plan Section road drainage runoff.
9. The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as

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it may from time to time be amended. The Fair Share Fee for this project presently is \$18,002.00 (672 trips X \$26.79 per trip).

10. Based on the Traffic Performance Standards (Category "B"), the Developer shall contribute an additional \$4,501.00 toward Palm Beach County's existing Roadway Improvement Program. These total funds of \$22,503.00 are to be paid prior to January 1, 1987.

11. If the "Fair Share Contribution for Road Improvements Ordinance" is amended to increase the Fair Share Fee, this additional amount of \$4,501.00 shall be credited toward the increased Fair Share Fee.

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

Karen T. Marcus	--	ABSENT
Jerry L. Owens	--	AYE
Ken Spillias	--	AYE
Dorothy Wilken	--	AYE
Kenneth M. Adams	--	AYE

The foregoing resolution was declared duly passed and adopted this 10th day of February, 1987 confirming action of August 28, 1986.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Barbara O'Leary
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

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County Attorney

FILED THIS 11th DAY OF
February 19 87
AND RECORDED IN
MINUTE BOOK NO: AT
PAGE RECORD VERIFIED
JOHN B. DUNKLE, CLERK

RECORDER'S MEMO: Legibility
of Writing, Typing or Printing

E. O. ...