

RESOLUTION NO. R-87-221

RESOLUTION WPROVING ZONING PETITION 86-94, Special Exception

WHERECIS, 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

WHERECIS, 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

WHERECIS, Petition No. 86-94 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on August 29, 1986 and

WHERECIS, 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

WHERECIS, the Board of County Commissioners made the following findings of fact:

- 1 With 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. 86-94, the petition of FLORIDCI MU CHAPTER PHI DELTA KAPPA INC. A FLORIDCI CORPORATION By Dennis P. Koehler, Esquire, for a SPECICIL EXCEPTION TO ALLOW A RECREFITION FCILITY FIND CLUB on the West 299.69 feet of the South 374.29 feet of Tract 84 and the West 299.69 feet of Tract 109, all in Block 32, Palm Beach Farms Company, Plat No. 3, in Section 33, Township 44 South, Range 42 East, according to the plat thereof on file in the office of the

Clerk of the Circuit Court, as recorded in Plat Book 2, Pages 45 through 54 inclusive. Said property located on the northeast corner of the intersection of Lantana Road (S. R. 812) and Bentbrook Boulevard was approved as advertised subject to the following conditions:

1. Prior to site plan certification, the site plan shall be amended to reflect the following:
 - a. account for the actual square footages of the existing and proposed buildings, and adjust the parking requirement accordingly
 - b. indicate the intended use of both buildings and adjust the site plan accordingly
 - c. required number of parking spaces or obtain Board of adjustment relief
 - d. required number of trees
 - e. landscaping of terminal islands
 - f. required sign setbacks
 - g. one (1) of three (3) alternative perimeter landscape strips.
2. Since sewer and/or water service is/are available to the property, septic tank and/or well shall not be approved for use on said property.
3. 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.
4. The property owner shall convey for the ultimate right-of-way of Lantana Road, 54 feet from centerline (approximately an additional 14 feet) within 90 days of the approval of the Resolution approving this project.
5. 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 it may from time to time be amended. The Fair Share Fee for this project presently is 91,607.00 (60 trips X \$26.79 per trip).
6. The existing access from Lantana Road shall remain for the use of Caretaker's house only. Access to the club site shall be limited to Bentbrook Boulevard.
7. Use of the facility shall be limited to members only. No commercial rental of the property shall be permitted.

8. Prior to site plan approval, a Unity of Title agreement shall be provided covering the entire site.
9. The site plan shown at the August 8, 1986 Planning Commission hearing shall be submitted to and become a part of the public record for this development.
10. All outside activities shall cease prior to 10:00 p.m.
11. No parking shall be permitted on Bentbrook Boulevard or Lantana Road.
12. Outside lighting shall be low intensity and directed away from adjacent residential development.
13. No food shall be prepared (cooked) on-site within the clubhouse facility.

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	--	ABSENT
Kenneth M. Adams	--	AYE

The foregoing resolution was declared duly passed and adopted this 10th day of February, 1987, confirming action of August 29, 1986.

BEACH COUNTY, FLORIDA
 BY ITS BOARD OF COUNTY
 COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: 
 Deputy Clerk

APPROVED AS TO FORM
 FIND LEGAL SUFFICIENCY


 County Attorney