

RESOLUTION NO. R- 87-507

RESOLUTION APPROVING ZONING PETITION 86-70, 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. 86-70 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on December 1, 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 local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 31ST day of March, 1987, that: Petition No. 86-70, the petition of GEETA SHAH for a SPECIAL EXCEPTION TO ALLOW A FINANCIAL INSTITUTION WITH 5 DRIVE-UP TELLER UNITS on the East 270.00 feet of the North 446.00 feet of the South 521.00 feet of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 42 South, Range 43 East, subject to an easement over the East 20.00 feet for drainage purposes. Said property located

on the north side of Northlake Boulevard (S.R. 809A), approximately .1 mile west of Garden 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. The required and the proposed number of trees to be planted or preserved must be added to the site data table.
 - b. The required trees along the north property line.
 - c. A ten (10) foot width dimension for each proposed stacking or bypass lane.
 - d. No parking stalls within the twenty (20) foot backup distance.
2. If the trees within the existing drainage easement are required to be removed by the easement holder, then the developer shall either relocate the existing vegetation or plant new vegetation in the landscape strip outside of the easement.
3. The developer shall retain the stormwater runoff in accordance in all applicable agency requirements in effect at the time of the permit application. However, at a minimum, this 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. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer. In the event that the drainage system is not adequately maintained as determined by the County Engineer this matter will be reviewed by the Code Enforcement Board for enforcement.
4. The developer 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 \$33,729.00 (1,259 trips X \$26.79 per trip).

Based on the Traffic Performance Standards (Category "B"), the developer shall contribute an additional \$8,432.00 toward Palm Beach County's existing Roadway Improvement Program. These total funds of \$42,161.00 are to be paid prior to the issuance of the first building permit or prior to July 1, 1987, whichever shall first occur.

If the "Fair Share Contribution for Road Improvements Ordinance" is amended to increase the Fair Share Fee, this additional amount of \$8,432.00 shall be credited toward the increased Fair Share Fee.

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

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| Karen T. Marcus | -- | AYE |
| Jerry L. Owens | -- | AYE |
| Carol Roberts | -- | AYE |
| Dorothy Wilken | -- | AYE |
| Kenneth M. Adams | -- | AYE |

The foregoing resolution was declared duly passed and adopted this 31ST day of March, 1987 confirming action of December 1, 1986.

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

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