

RESOLUTION NO. R-88-1558

RESOLUTION APPROVING ZONING PETITION NO. 87-83
SPECIAL EXCEPTION PETITION OF THE HOUSING AUTHORITY
OF THE CITY OF BELLE GLADE

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. 87-83 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on September 2, 1987; 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, this approval is subject to Zoning Code Section 402.9 (Mandatory Review of Development Approvals) and other provisions requiring that development commence in a timely manner; 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 local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Petition No. 87-83, the petition of THE HOUSING AUTHORITY OF THE CITY OF BELLE GLADE, for a SPECIAL EXCEPTION TO ALLOW A MIGRANT AND TRANSIENT FARM LABOR QUARTERS AND CAMP INCLUDING A DAY CARE CENTER, on a parcel of land lying on the West 1/2 of the North 1/2 of Section 7, Township 44 South, Range 37 East, less and not including the East 25 feet thereof and less the Right-of-Way of State Road 80, located at the Southeast corner of the intersection of State Road 715 and State Road 80, in an AR-Agricultural Residential Zoning District, was approved as advertised, subject to the following conditions:

1. Prior to site plan certification, the site plan shall be amended to indicate the following:
 - a. Corrected density calculation.
 - b. Parking data.
 - c. Proposed maximum number of children at the day care center.
 - d. Play area and usable indoor floor area calculations for the day care center.
 - e. Required parking and drop-off for the day care center.
2. Since sewer service is available to the property, septic tank shall not be approved for use on said property.
3. Since water service is available to the property, a potable water well shall not be approved for use on said property.
4. The developer shall retain the stormwater runoff in accordance with 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 (3.0 inches) 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.
5. The property owner shall convey for the ultimate right-of-way of State Road 80, a total of 220 feet on an alignment approved by the Florida Department of Transportation within 90 days of the approval of the Resolution approving this project.
6. The property owner shall construct a left turn lane, east approach and a right turn lane, west approach at each of the project's entrance roads onto State Road 80 concurrent with onsite paving and drainage improvements.
7. 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 \$9,648.00 (120 trips X \$80.40 per trip).


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

Carol A. Roberts	--	Absent
Carol J. Elmquist	--	Aye
Karen T. Marcus	--	Absent
Dorothy Wilken	--	Aye
Kenneth M. Adams	--	Aye

The foregoing resolution was declared duly passed and adopted this 27th day of September, 1988 confirming action of September 2, 1987.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


BY:


COUNTY ATTORNEY

FALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY:


DEPUTY CLERK

