

RESOLUTION NO. R-89-1561

RESOLUTION APPROVING ZONING PETITION NO. 87-89
SPECIAL EXCEPTION PETITION OF THE SCHOOL BOARD
OF PALM BEACH COUNTY

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. 87-89 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. 87-89, the petition of THE SCHOOL BOARD OF PALM BEACH COUNTY, for a SPECIAL EXCEPTION TO ALLOW AN EDUCATIONAL INSTITUTION on the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 46 South, Range 42 East and a Parcel of land more particularly described as follows: The Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 27, Township 46 South, Range 42 East, located approximately 250 feet east of the proposed Carter Jog Road Extension, and approximately 1.25 miles west of Military Trail (SR 809), in a RTS-Residential Transitional Suburban 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. One (1) of three (3) alternative perimeter landscape strips adjacent to existing residential lots.
 - b. Proposed student enrollment
 - c. The Cypress head designated a preserve area.
 - d. Required number of trees.
 - e. Required landscaping between off-street parking areas and right-of-way
2. All security and recreational lighting shall be directed away from adjacent properties and roadways, illuminating only the subject site.
 3. Prior to Site Plan certification property owner shall submit verification for the use of the access along the project's north property line west to Jog Road.
 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 Morikami Road Extension, 30 feet from centerline within 90 days of the approval of the Resolution approving this project.
 6. The property owner shall construct:
 - a. Two (2) paved access including sidewalks - south access road only to the site from Jog Road subject to approval from the County Engineer (minimum 2-12 foot travel lanes)
 - b. Left turn lane, north approach on Jog Road at Morikami Road Extension concurrent with onsite paving and drainage improvements.
 7. Since sewer service is available to the property, septic tank shall not be approved for use on said property.
 8. Since water service is available to the property, a water well shall not be approved for potable water use on said property.

9. Petitioner shall enter into an interlocal governmental agreement for the County's acquisition of the 15.5 acres immediately to the south of the subject property. The cost of the acquisition of such shall be borne by the petitioner.

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

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY:


DEPUTY CLERK

