

RESOLUTION NO. R-75- 612

RESOLUTION APPROVING ZONING PETITION

WHEREAS, the Board of County Commissioners, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, and Chapter 70-863, Laws of Florida, Special Acts of 1970, 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. 75-67 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 28 August 1975.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 28th day of August, 1975, that petition No. 75-67, the petition of BEELINE SALVAGE CORPORATION by William R. Boose, III, Attorney, for a SPECIAL EXCEPTION TO ALLOW AN AUTO SALVAGE, STORAGE AND JUNK YARD FACILITY on a tract of land in Section 11, Township 41 South, Range 40 East, more particularly described as follows: From the Northwest corner of said Section 11, run Southerly along the West line of said Section 11, a distance of 854.09 feet, more or less, to a point in a line parallel to and 1090 feet Northeasterly from (measured at right angles to) the Northeasterly right-of-way line of State Road No. 710, as said right-of-way line is shown on Map recorded in Road Plat Book 2, pages 149 to 153 inclusive; thence Southeasterly along said parallel line, a distance of 1051.51 feet to the Point of Beginning of the tract of land hereinafter described;

thence continue Southeasterly along the same course, a distance of 1200 feet; thence Southwesterly, at right angles, a distance of 1090 feet to a point in said Northeasterly right-of-way line of State Road 710; thence Northwesterly along said right-of-way line, a distance of 1200 feet; thence Northeasterly at right angles, a distance of 1090 feet to the Point of Beginning. Subject to the following: An easement for drainage purposes over the Northeasterly 120 feet of the Southwesterly 710 feet thereof. Said property located approximately 2 miles southeast from the intersection of Beeline Highway (S.R. 710) and Indiantown Road (S.R. 706) on the northeasterly side of Beeline Highway (S.R. 710) in an IL-Light Industrial District, was approved as advertised, subject to the following special conditions:

1. Special Exception approval to run concurrent with the lease which is for a period of ten (10) years, commencing August 13, 1975, and ending August 12, 1985. Extensions may be requested in accordance with the renewal of the lease.
2. Prior to the development of Phase II and/or III, all site planning requirements shown on the site plan shall be constructed.
3. When the proposed Site Plan for Phase II and III are submitted to the Site Plan Review Committee for approval, Big Three Industries, Inc. and Pratt E Whitney Aircraft Corporation shall be notified, in order to obtain any comments they may have concerning the site plan and its effect on their operation.
4. A special one hundred (100) foot buffer shall be maintained between the interior yard of Phase II and the eastern property line of the 30.03 acre site to further protect the Big Three Industries plant on the abutting parcel to the east of the subject site.

5. Petitioner shall provide a landscape berm around the entire development which shall be a minimum of six (6) feet in height and twenty-five (25) feet at its base and shall be planted with Bahia grass to prevent soil erosion and to enhance the esthetic appearance of the berm.
6. Periodic pest control spraying and eradication programs shall be conducted. Said program shall be instituted at least three (3) times a year to control this problem.
7. All pollution control standards provided for by State Statute, County Ordinances, and County Performance Standards, as well as Department of Pollution Control and Central and Southern Florida Flood Control rules, regulations and standards shall be complied with. This compliance shall include standards for smoke emissions, fire and explosion hazards, humidity, heat and glare, water pollution and air pollution.
8. The access for the property shall be limited to Bee Line Highway in accordance with Palm Beach County Engineering Department requirements.
9. The petitioner shall comply with the following requirements unless more strenuous regulations are required by Palm Beach County and the 1974 Southern Standard Fire Prevention Code:
 - a. A thirty (30) foot fire lane around the entire area shall be maintained at all times to provide protection to adjacent properties and provide maneuverability for fire equipment.
 - b. Thirty (30) foot lanes shall also be provided within the area for fire equipment operation.
 - c. Suitable fire extinguishers shall be available and operative in the acetylene cutting area, in accordance with the Southard Fire Prevention Code.

- d. Due to the close proximity of Highway #710, Pratt and Whitney plant and in compliance with the Clean Air Act, NO burning of cars, tires or waste material shall be permitted.
 - e. Adequate water supplies shall be available for fire fighting equipment both for drafting and refill from suitably located well, or alternative water source, as recommended by the Jupiter Fire Control District No. 1.
10. Petitioner shall construct a left turn lane and bypass, if warranted. The design and location shall be approved by the County Engineer.
11. Drainage for the development shall incorporate a grease and oil trap for the protection of water quality in the outfall canal.

Commissioner **Culpepper** , moved for approval of the petition.

The motion was seconded by Commissioner **Medlen** , and upon being put to a vote, the vote was as follows:

E.W. Weaver	Yes
Lake Lytal	Yes
Robert F. Culpepper	Yes
Robert C. Johnson	Yes
William Medlen	Yes

The foregoing resolution was declared duly passed and adopted this 9th day of September , 1975, confirming action of 28 August 1975.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY
Warren W. Dill
COUNTY ATTORNEY.

By Theresa B. Dilla
Deputy Clerk

FILED THIS 9 DAY OF
September, 1975
AND RECORDED IN RESOLUTION
MINUTE BOOK NO. AT
PAGE, RECORD VERIFIED
BY John B. Dunkle, CLERK
Theresa B. Dilla D.C.

