

RESOLUTION NO. R-81-1220

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, 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. 81-154 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 27 August 1981; 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. The proposal would be in harmony and compatible with the present and future development of the area concerned

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 27th day of August, 1981, that Petition No. 81-154 the petition of KENNETH and JENNIE STONE by Alan J. Ciklin, Attorney, for the FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED INDUSTRIAL PARK on the East 1/2 of Tract 34 and the West 670.00 feet of Tract 35, all lying in Block 6, Palm Beach Farms Company, Flat No. 3,

in Section 33, Township 43 South, Range 42 East, as recorded in Plat Book 2, pages 45-54, inclusive, LESS HOWEVER, the right-of-way for **the Sunshine** State Parkway, ALSO, LESS HOWEVER, the North 200 feet of the East 200 feet of the West 375 feet, and the South 150 feet of the North 550 feet of the West 150 feet of said Tract 35. Said property located on the east side of Florida's Turnpike and on the north side of Hooper Road (**Wallis** Street), was approved as advertised subject to the following conditions:

1. Petitioner shall construct at the intersection of Southern Blvd. and the project's entrance road prior to the issuance of a Certificate of Occupancy:
  - a. left turn lane, west approach
  - b. left turn lane, north approach
2. Petitioner shall confirm legal access to the site prior to Site Plan approval.
3. Petitioner shall construct paved access to the site from S.R. 80.
4. Petitioner shall provide access to the not-included parcel south of the north line of Tract 35.
5. Petitioner shall contribute Nine Thousand Eight Hundred and Seventy-five Dollars (**\$9,875.00**) toward the cost of meeting this project's direct and identifiable traffic impact, to be paid at the time of issuance of the building permits.
6. The developer will take reasonable precautions during the development of this project to insure that fugitive **particulates** (dust particles) from this project do not become a nuisance to neighboring properties.
7. The developer will take necessary precautions to insure there will be no pollutant run-off from this project to adjacent **or** nearby surface waters.
8. Petitioner shall provide documentation confirming access for the out parcels or their acquisition prior to Site Plan Review Committee meeting.
9. Setbacks shall be revised to conform to Zoning Code requirements prior to Site Plan Review Committee meeting.

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

Frank Foster, Chairman	Aye
Norman Gregory, Vice Chairman -	Aye
Bill Bailey, Member	Aye
Dennis Koehler, Member	Aye
Peggy B. Evatt, Member	Aye

The foregoing resolution was declared duly passed and adopted  
this 29th day of September, 1981 , confirming action of  
27 August 1981.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Keith New Otter*  
Deputy Clerk

-APPROVE AS TO FORM  
AND LEGAL SUFFICIENCY

*John B. Dunkle*  
County Attorney

