

RESOLUTION APPROVING ZONING PETITION 83-127, 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. 83-127 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 27th October 1983; 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 proposed **Special Exception** is consistent with the requirements of the Comprehensive Plan and Zoning **Code**.

NOW, THEREFORE, BE **IT** RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in **regular-session** this 27th day October- 1983, that Petition No. 83-127 the petition of RRYMOND AND FANNIE EVA REAVES By Alan J. Diklin, Esquire, for a SPECIAL EXCEPTION TO ALLOW CITRUS PROCESSING on the North 1/2 of Tract 3, Block 35, Plat 3 Palm Beach Farms Company, in Section 36, Township 44 South, Range 41 East, as recorded in Plat Book 2, Page 48. **Said** property located on the southwest corner of the intersection of U.S. 441 (S.R. 7) and 52nd. Place South in a CG-General Commercial District was approved as advertised subject to the following conditions:

1. This development shall **retain** onsite 85% of the storm-water runoff generated by a three (3) year storm per requirements of the Permit Section, Land Development **Division**.
2. The property owner shall convey for the ultimate right-of-way of S. R. 7, two hundred forty (240) feet west

of the west right-of-way line of the E-1 Canal approximately an additional One Hundred and Sixty-Five (165') feet) within 90 days of approval; conveyance must be accepted by Palm Beach County prior to issuance of **the first building** permit.

3. The developer shall construct at the project's entrance and S. R. 7, concurrent with a **paving** and drainage permit issued from the Office of the County Engineer:
  - a) **left** turn lane, south approach
  - b) **right** turn lane, north approach
4. The developer **shall** contribute Five Hundred and **Fifty** Dollars (\$550.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the **time** of the **building** permit.
5. The **developer** shall **take** reasonable precautions during the **development** of **this** property to insure that fugitive particulates (dust particles) from **this** project do not become a nuisance to neighboring properties.
6. The developer shall take necessary measures during the development of this property to prevent runoff to neighboring and nearby surface waters.
7. Prior to the issuance of a **Certificate of Occupancy**, the developer **shall install a six-foot high** opaque fence along this property's north and west boundaries.

Commissioner Bailey, 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:

Peggy E. Evatt, Chairman	--	AYE
Ken Spillias, Vice <b>Chairman</b>	--	ABSENT
Dennis P. Koehler, Member-	--	AYE
Dorothy Wilken, Member-	--	AYE
Bill Failey, Member-	--	AYE

The foregoing resolution **was declared** duly passed and adopted **this** day of **JAN 31 1984**, confirming action of **27th** October 1983.

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