

RESOLUTION NO. R-90- 812

RESOLUTION APPROVING ZONING PETITION NO. 81-190(A)
MODIFICATION OF COMMISSION REQUIREMENTS
PETITION OF CALIFFE INVESTMENTS, LTD.
AND EDWARD W. WORTHINGTON, JR.

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 have been satisfied; and

WHEREAS, Petition No. 81-190(A) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on November 30, 1989; and

WHEREAS, the Board of County Commissioners, sitting as the Zoning Authority, 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, sitting as the Zoning Authority, made the following findings of fact:

1. This proposal is consistent with the requirements of the Comprehensive and local land development regulations.

WHEREAS, 402.5 of the Zoning Code requires that the action of the Board of County Commissioners, sitting as the Zoning Authority, be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA that Petition No. 81-190(A), the petition of CALIFFE INVESTMENTS, LTD. AND EDWARD W. WORTHINGTON, JR., BY RUSSELL C. SCOTT, AGENT, for a MODIFICATION OF COMMISSION REQUIREMENTS OF A MASTER PLAN FOR AN EXISTING PLANNED INDUSTRIAL PARK DEVELOPMENT (PALM BEACH PARK OF COMMERCE) TO DECREASE THE LAND AREA on a parcel of land lying in Section 18, Township 44 South, Range 41 East, and described as follows: All of Lot 1L-2, "Palm Beach Park of Commerce P.I.P.D. Plat No. 2" Plat Book 60 at pages 49 through 50.

Less a Parcel:

Beginning at the Northwest corner of Lot 2L-2 of said Palm Beach Park of Commerce P.I.P.D. Plat No.2 run South 06 Degrees 29' 10" east along the west line of said lot 2L-2 a distance of 231.91 feet; thence continuing along said West line, South 31 Degrees 41' 55" East a distance of 79.94 feet to the Southwest corner of said Lot 2L-2, said corner also being the Southeast corner of Lot 1L-2 of said Palm Beach Park of Commerce P.I.P.D. Plat No. 2 and also lying on a non-tangent curve having a radius of 190.00 feet and from which a radial line bears South 31 Degrees 41' 44" East; thence Southwesterly along the arc of said curve and along the South line of said Lot 1L-2 a distance

of 25.07 feet (through an angle of 07 Degrees 33' 39") to a point on a non-tangent line; thence North 31 Degrees 41' 55" West a distance of 87.19 feet; thence North 06 Degrees 29' 10" West a distance of 240.72 feet to a point on the North line of said Lot 1L-2; thence South 89 Degrees 08' 22" East along said North line a distance of 25.21 feet to the point of beginning, being located on the East side of Pratt-Whitney Road (SR 711) and North of the Beeline Highway (SR 710), in the PIPD-Planned Industrial Park Zoning District, was approved on November 30, 1989 as advertised, subject to the following conditions:

1. The petitioner shall comply with all previous conditions of approval unless expressly modified herein.
2. Generation and disposal of hazardous effluents into sanitary sewerage system shall be prohibited unless adequate pretreatment facilities approved by the Florida Department of Environmental Regulation (FDER) and Agency responsible for sewage works are constructed and used by project tenants or owners generating such effluents.
3. Sewer service is available to the property. Therefore, no septic tank shall be permitted on the site.
4. Water service is available to the property. Therefore, no well shall be permitted on the site to provide potable water.
5. Failure to comply with any conditions of approval may result in the denial of revocation of a building permit; the issuance of a stop work order; the denial of a Certificate of Occupancy on any building or structure; or the denial or revocation of any permit or approval for any developer-owner, commercial-owner, lessee, or user of the subject property. Appeals from such action may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Palm Beach County Zoning Code.

Commissioner Marcus moved for approval of the Resolution.

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

Carol J. Elmquist, Chair	--	AYE
Karen T. Marcus	--	AYE
Carol Roberts	--	AYE
Ron Howard	--	AYE
Carole Phillips	--	AYE

The Chair thereupon declared the resolution was duly passed and adopted this 22nd day of May, 1990.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: [Signature]
COUNTY ATTORNEY

BY: [Signature]
DEPUTY CLERK