

RESOLUTION No. R-80-847

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. 80-94 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 29 May 1980; 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
2. The proposal would be consistent with the needs of the County for land areas for specific purposes to serve population and economic activities
3. The proposal would not be disruptive to the character of the neighborhoods or adverse to playgrounds, parks, schools and recreation areas

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 29th day of May, that Petition No. 80-94 the petition of McCLOSKEY-BILLS DEVELOPMENT GROUP by Jim Watson, Agent, for the FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED INDUSTRIAL DEVELOPMENT on a certain parcel in Section 25 and 36, Township 42 South, Range 42 East, more particularly described as follows: Beginning at the intersection of the Northerly right-of-way line of State Road 710 with the Easterly line of the existing 100-foot wide right-of-way of State Road 809 (Military Trail) as same are shown on right-of-way map of State Road 710 recorded in Road Plat Book 3, pages 151 through 160; thence North 2°10'17" East along said Easterly right-of-way line of State Road 809, a distance of 979.28 feet; thence South 88°11'59" East, a distance of 200.00 feet; thence North 2°10'17" East, a distance of 200.00 feet to a point in the Southerly right-of-way line of Blue Heron Boulevard as same is shown on right-of-way map recorded in Road Plat Book 2, page 171; thence South 88°11'59" East along said right-of-way line a distance of 275.01 feet; thence South 2°10'17" West, a distance of 1509.60 feet to a point in the said Northerly right-of-way line of State Road 710; thence North 53°15'51" West along said right-of-way line, a distance of 576.81 feet to the Point of Beginning. Said property located at the northeast corner of the intersection of S.R. 710 (Beeline Highway) and Military Trail (S.R. 809), was approved as advertised subject to the following conditions:

1. Within ninety (90) days of Special Exception approval, petitioner shall convey to Palm Beach County:
  - a. Seventy-six (76) feet from the one-quarter section line for the ultimate right-of-way for Military Trail.
  - b. Sixty-four (64) feet from the existing centerline for the ultimate right-of-way for Blue Heron Boulevard.

2. Petitioner shall construct:
  - a. Left turn lane, north approach, on Military Trail at the project's entrance.
  - b. Right turn lane, south approach, on Military Trail at the project's entrance.
  - c. Left turn lane, west approach, on S.R. 710 at the project's entrance.
  - d. Right turn lane, east approach, on S.R. 710 at the project's entrance.
3. Petitioner shall contribute Fifteen Thousand Seven Hundred Fifty Dollars (\$15,750.00) or Seventy-five Dollars (\$75.00)/1,000 sq. ft. toward the cost of meeting this project's direct and identifiable traffic impact to be paid at the time of issuance of the building permit(s).
4. All landscaping shall be installed as shown on site plan submitted prior to the issuance of a Certificate of Occupancy.
5. A 6 ft. masonry wall shall be constructed along the east property line.
6. The developer will take reasonable precautions during the development of this project to insure that fugitive particulates (dust particles) from the project do not become a nuisance to neighboring properties.

Commissioner Evatt, moved for approval of the petition.

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

Dennis Koehler, Chairman	-	Aye
Frank Foster, Vice Chairman	-	No
Bill Bailey, Member		Absent
Norman R. Gregory, Member	-	Absent
Peggy B. Evatt, Member		Aye

The foregoing resolution was declared duly passed and adopted this 24th day of June, confirming action of 29 May 1980.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Geeth Van Otteren*  
Deputy Clerk

APPROVE AS TO FORM  
AND LEGAL SUFFICIENCY

*Charles F. Johnson*  
County Attorney

