

RESOLUTION NO. R- 82-391

RESOLUTION APPROVING ZONING PETITION 81-209 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. 81-209 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 25 February 1982; 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 25th day of February, 1982, that Petition No. 81-209 the petition of RIVER RIDGE DEVELOPMENT CORP. by Henry Skokowski, Agent, for the FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED OFFICE BUSINESS PARK; INCLUDING A FINANCIAL INSTITUTION WITH DRIVE-UP TELLER WINDOWS, RESTAURANT AND LOUNGE on from the Northwest corner

of Government Lot 1, Section 30, Township 40 South, Range 43 East, proceed Easterly, along the North line of said Government Lot 1, a distance of 75.00 feet; thence Southerly, parallel to the West line of Government Lot 1, a distance of 50.00 feet to the Point of Beginning; thence continue Southerly, parallel to said West line, a distance of 331.61 feet; thence Easterly, parallel to said North line of Government Lot 1, a distance of 355.55 feet; thence Southeasterly, parallel to the centerline of U.S. Highway No. 1, a distance of 19.30 feet; thence Easterly, parallel to said North line of Government Lot 1, a distance of 231.12 feet to a line parallel to and 51.00 feet Westerly of, as measured at right angles, said centerline of U.S. Highway No. 1; thence Northwesterly along said parallel line, a distance of 367.11 feet; thence Easterly, parallel to said North line of Government Lot 1, a distance of 18.88 feet to a line parallel to and 33.00 feet Westerly of, as measured at right angles, said centerline of U.S. Highway No. 1; thence Northwesterly, along said parallel line, a distance of 52.44 feet to said North line of Government Lot 1; thence Westerly, along said North line, a distance of 250.00 feet; thence Southeasterly, parallel to said centerline of U.S. Highway No. 1, a distance of 52.44 feet; thence Westerly, parallel to said North line of Government Lot 1, a distance of 253.15 feet to the Point of Beginning. Said property located on the southwest corner of the intersection of County Line Road and U.S. No. 1 (S.R. 5), was approved as advertised subject to the following conditions:

1. Petitioner shall convey to Palm Beach County within ninety (90) days of Special Exception approval:
 - a. 60 feet from centerline for the ultimate right-of-way for U.S. #1, as required by Florida Department of Transportation
 - b. 40 feet from centerline for the ultimate right-of-way for County Line Road

2. Petitioner shall construct prior to the issuance of a Certificate of Occupancy:
 - a. left turn lane, west approach, at the intersection of U.S. #1 and County Line Road
 - b. left turn lane, east approach, at the project's entrance and County Line Road
3. Petitioner shall not be permitted a median opening on U.S. #1.
4. Petitioner shall contribute Thirty-nine Thousand One Hundred and Thirty-eight Dollars (\$39,138.00) toward the cost of meeting this project's direct and identifiable traffic impact, to be paid at the time of issuance of the building permit(s).
5. 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.
6. The developer will take necessary precautions to insure there will be no pollutant run-off from this project to adjacent or nearby surface waters.

Commissioner Foster, 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:

Norman Gregory, Chairman	ABSENT
Peggy Evatt, Vice Chairman	AYE
Bill Bailey, Member	AYE
Dennis Koehler, Member	AYE
Frank Foster, Member	AYE

The foregoing resolution was declared duly passed and adopted this 13th day of March, 1982, confirming action of 25 February 1982.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: 
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY (


County Attorney

