

RESOLUTION NO. R- 83-981

RESOLUTION APPROVING ZONING PETITION 81-154(A), **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. 81-154(A) was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 26th May 1983; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties and the **recommendatons** 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 rezoning and the proposed expansion of a previously approved Planned Industrial Development is consistent with the Land Use Plan.
2. The Proposal is consistent with the developing character of **this industrial** area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 26th day May 1983, that Petition No. 81-154(A) the petition of KENNETH AND JENNIE STONE By Alan J. Ciklin, Attorney, for a SPECIAL EXCEPTION TO EXPAND AND AMEND THE SITE PLAN FOR STONE PLANNED INDUSTRIAL DEVELOPMENT PREVIOUSLY APPROVED UNDER ZONING PETITION NO. 81-154 on Two **separate** parcels of land lying in the Southwest **1/4** of Section 33, Township 43 South, Range 42 East, said parcels being also a part of Tract 35, Block No. 6, Palm Beach Farms Company Plat **No. 3**, as same is recorded in Plat Book 2 at Pages 45 through 54, inclusive, said parcels being more particularly described as:

The North 200 feet of the East 200 feet of the West 375 feet of said Tract 35; together with the South 150 feet of the North 550 feet of the West 150 feet of said tract 35 and 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 Plat **No.3**, in Section 33, Township **43** South, Range **42** East, as recorded in Plat Book 2, Pages 45 through 54, **inclusive, together with** 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. The developer shall construct at the **intersection** of **Southern** Boulevard 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. The property owner shall confirm legal access **to** the site prior to Site Plan approval.
3. The developer shall construct paved access to the site from S.R.80.
4. The development must retain **onsite** 85% of the storm water runoff generated by a three (3) year storm per requirements **of the Permit** Section, Land Development Division.
5. Petitioner shall contribute Ten Thousand Seven Hundred and **Twenty-Five Dollars(\$10,725.00)** toward the cost of meeting this project's direct and identifiable traffic impact, to be paid at the rate of \$62.50 per 1,000 square feet of warehouse area at the time of issuance of 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 runoff from this project to adjacent or nearby surface waters.
8. Use of this site shall be limited to only those activities permitted in the IL District which are consistent with the parking provisions of this development. NO outdoor repair **or** storage shall be permitted,

Commissioner Spillias , moved for **approval** I
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 Chairman	-- AYE
Dennis P. Koehler, Member	-- ABSENT
Dorothy Wilken, Member	-- AYE
Bill Bailey, Member	-- ABSENT

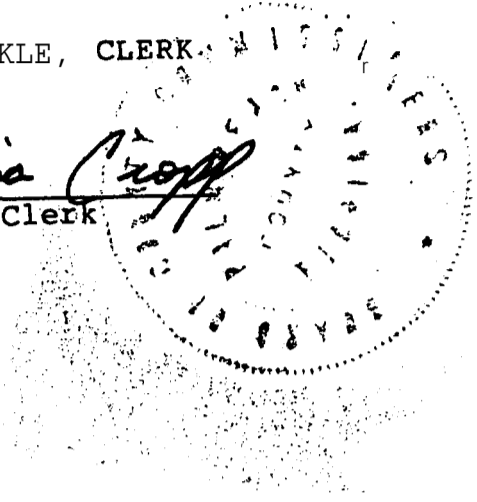
The foregoing resolution was declared duly passed and

adopted **this 30th** day of **August** , **1983** , confirming action of
26th May 1983.

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