

RESOLUTION NO. R-83-983

RESOLUTION APPROVING ZONING PETITION 82-151, 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, 82-151 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 special exception is not consistent with the Comprehensive Plan Mandatory Performance Standard regarding water and sewer services unless services can be provided to the site or the use of this premises is restricted to dead storage only.
2. The proposed use would be compatible with the surrounding area provided that appropriate buffering is installed.

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. 82-151 the petition of PICCADILLY SQUARE, LTD., By Beril Kruger, Agent, for a SPECIAL EXCEPTION TO ALLOW A OFFICE/WAREHOUSE COMBINATION AND EQUIPMENT REPAIR FACILITY on the south 132 feet of the North 421 feet of Tract 39, Block 76, Palm Beach Farms Company Plat No. 3, in Section 17, Township 47 South, Range 42 East, as recorded in Plat Book 2, Page 53. Said property located .1 mile north of Glades Road (S.R.808) and .1 mile west of Florida's Turnpike in a CG-General Commercial District was approved as advertised subject to the following conditions:

1. The existing north-south access roadway shall be

constructed per Palm Beach County Standards. If after the necessary engineering test this access was not constructed to Palm Beach County Standards, then the developer shall reconstruct this access road to the required standards prior to the issuance of any building permit.

2. **Prior** to site plan Certification the petitioner shall submit a revised survey indicating the existing paved access easement location.
3. The developer shall contribute Four Hundred and Seventy Five Dollars (\$475.00) 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.
4. petitioner shall retain **onsite** 85% of the stormwater runoff generated by a three (3) year storm per requirements of the Permit Section, Land Development Division.
5. Prior to Site Plan certification, the Site Plan shall be revised to reflect required landscape strips and the **six-** foot masonry wall required along the property's western boundary which *may* be phased in a manner concurrent with the actual development of the property.
6. Prior to Site Plan Certification, the developer shall **obtain** Health Department approved **commitments** to provide water and sewer services, or shall file a Declaration of Restriction limiting use of the site to dead storage only, with no employees permitted to work on the premises.
7. Reasonable precautions shall be exercised **during** site development to insure that dust particles from this Property do not **become** a nuisance to neighboring properties.
8. Reasonable measures shall be employed **during site** development to insure that no pollutants from this **property** will enter adjacent or nearby surface waters,

Commissioner **Wilken** , moved for **approval** ,
of the petition. The motion was seconded by Commissioner **Spillias** ,
and upon being put to a vote, the vote was
as follows:

Peggy E. Evatt, Chairman	--	AYE
Ken Spillias, Vice Chairman	--	AYE
Dennis P. Xoebler , 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