

RESOLUTION NO, R-83-1004

RESOLUTION APPROVING ZONING PETITION 83-81, 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, 83-81 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 27th 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 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 proposed rezoning and special exception is consistent with the Land Use Plan designation.
2. Provided that dumpsters and loading docks are not located along the north side of this property and provided that the north side of this property is adequately buffered and architecturally detailed, this development would not have significant adverse impacts upon adjoining residential development.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 27th day May 1983, that petition No, 83-81 the petition of ROBERT E AND BONNIE FARMER By Alan J. Ciklin, Attorney, for a SPECIAL EXCEPTION TO ALLOW A PLANNED COMMERCIAL DEVELOPMENT on the South 218.71 feet of the West 208.71 feet of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 42 South, Range 43 East, less the South 60 feet for County Road right-of-way, Said property located on the north side of Northlake Boulevard (S.R.809) approximately .2 mile west of Old Dixie Highway was approved as advertised,

1. The development shall retain onsite 85% of the storm water runoff generated by a three (3) year storm per

requirements of the Permit Section, Land Development Division,

2. The developer shall contribute Ten Thousand Dollars (\$10,000.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the time of the building permit.
3. The developer shall 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.
4. The developer shall take necessary measures during the development of this property to prevent pollutant runoff to neighboring and nearby surface waters.
5. The site plan shall be redesigned prior to site plan certification to provide for **the** location of loading and dumpster areas to be separated from the residential development to the north by either buildings or wing walls and to provide a six-foot **wall** supplemented by trees and vines and with lock gate emergency access only along Mango Drive.

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

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| Peggy E. Evatt, Chairman | — AYE |
| Ken Spillias, Vice Chairman | — AYE |
| Dennis P. Koehler, Member | — ABSENT |
| Dorothy Wilken, Member | — AYE |
| Bill Bailey, Member | — AYE |

The foregoing resolution was declared duly passed and adopted this 30th day of August, 1983, confirming action of 27th 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