

RESOLUTION NO. R- 87-510

RESOLUTION APPROVING ZONING PETITION 86-129, 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. 86-129 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on December 1, 1986 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. With required site plan modifications, this proposal will be consistent with the requirements of the Comprehensive Plan and local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 31ST day of March, 1987, that: Petition No. 86-129, the petition of BLUEBIRD FARMS, INC., By Beril Kruger, Agent, for a SPECIAL EXCEPTION TO ALLOW COMMERCIAL SALES AND SERVICE ENTERPRISES on all of Tract 16 of Block 20 of Palm Beach Farms Company Plat No. 1, Section 20, Township 46 South, Range 42 East, according to the plat on file in Plat Book 2, Pages 26 to 28. Said property located on the southeast corner of the intersection of 1st Street (One Mile Road) and Delray West Road (S.R. 806) in

an AR-Agricultural Residential District was approved as advertised subject to the following conditions:

1. Prior to site plan certification, the site plan shall be amended to reflect the following:
 - a. Compliance with all requirements of the Landscape Code (Section 500.35. E).
 - b. A more clearly delineated parking lot.
2. There shall be no repair, oil change, car wash or maintenance of mechanical equipment conducted on the property until the facility is connected to the public water and sewerage system.
3. The developer shall meet the stormwater retention requirements in effect at the time of the permit application for the applicable drainage district. However, at a minimum the development shall retain onsite 85% of the stormwater runoff generated by a three (3) year-one (1) hour storm per requirements of the Permit Section, Land Development Division. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer. In the event that the drainage system is not adequately maintained to the satisfaction of the County Engineer, the matter shall be submitted to the Code Enforcement Board for review and possible citation.
4. The property owner shall construct by widening the existing pavement, One Mile Road from Delray West Road south to the project's entrance road (minimum two (2) ten (10) foot travel lanes) concurrent with onsite paving and drainage improvements.
5. The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for this project presently is \$2,411.00 (90 trips X \$26.79 per trip).
6. The petitioner shall convey to the Lake Worth Drainage District the north 103 feet of Tract 16, Block 20, Palm Beach Farms Company Plat No. 1 by Quit Claim Deed or an Easement Deed in the form provided by said District within 90 days of the adoption of the Resolution approving this project. The District has a deed to the north 31 feet of said Tract 16 recorded in Plat Book 148, Page 401.
7. Use of the facility shall be limited to a feed and grain store including the sale of agriculturally related products such as agricultural fencing, horse equipment, grooming equipment and other agriculturally related products on-site production and retail sale of living landscape materials.


Commissioner Adams, 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:

Karen T. Marcus	--	AYE
Jerry L. Owens	--	AYE
Carol Roberts	--	AYE
Dorothy Wilken	--	AYE
Kenneth M. Adams	--	AYE

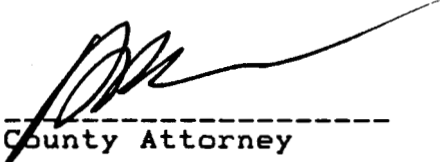
The foregoing resolution was declared duly passed and adopted this 31ST day of March_____, 1987__ confirming action of December 1, 1986.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: 
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY



County Attorney

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