

RESOLUTION NO. R- 87- 1195

RESOLUTION APPROVING ZONING PETITION 87-43, 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. 87-49 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on May 28, 1987 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, this approval is subject to Zoning Code Section 402.9 (Mandatory Review of Development Approvals) and other provisions requiring that development commence in a timely manner; 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 that Petition No. 87-49, the petition of VANDERGRIFT-WILLIAMS FARMS, INC. by Dwight R. Weyant, Agent, for a SPECIAL EXCEPTION TO ALLOW MIGRANT AND TRANSIENT FARM LABOR QUARTERS AND CRAPS AND ACCESSORY BUILDINGS AND STRUCTURES AND A PRIVATE SEWAGE TREATMENT PLANT on the Northwest 1/4 of the Southeast 1/4 of

Section 29, Township 42 South, Range 37 East. Note: East Beach Water Control District claims prescriptive rights over the West 44 feet of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 42 South, Range 37 East. The property is located on the east side of SR 15 approximately .2 miles north of Morgan Road West (70th Street North) in an AR-Agricultural Residential Zoning District and was approved as advertised subject to the following conditions:

1. Prior to site plan certification, the site plan shall be amended to indicate the following:
 - a) Minimum setbacks for all new structures (Buildings 6 and 17).
 - b) Tabular information including:
 - 1) Total acreage of site
 - 2) Acreage utilized for farm labor camp and sewage treatment facility.
 - 3) Maximum number of residents
 - 4) Number of residents per building.
 - 5) Required number of trees (for the acreage utilized for farm labor camp and sewage treatment facility).
2. Since water service is available to the property, a well shall not be approved for use on the property.
3. Complete applications for domestic wastewater treatment plant and disposal system must be submitted to the Health Department prior to site plan approval.
4. The developer shall retain the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application. However, at a minimum, this development shall retain onsite three (3) inches of the stormwater runoff generated by a three (3) year-one (1) hour storm as required by 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 as determined by the County Engineer, this matter will be referred to the Code Enforcement Board for enforcement.
5. The property owner shall construct a left turn lane north approach and a right turn lane south approach on SR 15 at the project's entrance road concurrent with onsite paving and drainage improvements.
6. 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 8858.00 (32 trips X 826.79 per trip).

7. Design of the proposed on site treatment plant shall be limited to that necessary to serve needs of a maximum of 500 persons.
8. If required by County Engineer, prior to site plan certification, the developer shall grant an access easement to the public or any "land locked parcel" adjoining this proposed project.

Commissioner Wilken, moved for approval of the petition.

The motion was seconded by Commissioner Rdams, and upon being put to a vote, the vote was as follows:

Carol H Roberts	--	Rye
Karen T. Marcus	--	Rbsent
Dorothy Wilken	--	Rye
Kenneth M. Adams	--	aye
Carol J. Elmquist	--	Aye

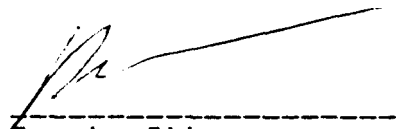
The foregoing resolution was declared duly passed and adopted this 11th day of August, 1987 confirming action of May 28, 1987.

PALM BEACH COUNTY, FLORIDA
BY ITS BORRD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Lisa E. Dewey
Deputy Clerk

RPPROVED AS TO FORM
FIND LEGFIL SUFFICIENCY



County Attorney

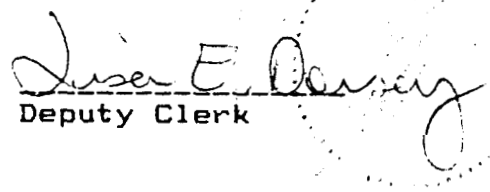
Commissioner Wilken, moved for approval of the petition.
The motion was seconded by Commissioner Marcus, and upon being put
to a vote, the vote was as follows:

Carol A. Roberts	--	Absent
Kenneth M. Adams	--	Rye
Karen T. Marcus	--	Rye
Carol J. Elmquist	--	Rye
Dorothy Wilken	--	RYE

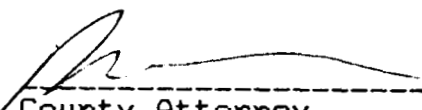
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BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: 
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


County Attorney