

RESOLUTION NO. R- 80-227

RESOLUTION APPROVING ZONING PETITION

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. 80-12 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 24 January 1980; 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 proposal would not generate excessive noise or traffic
2. The proposal would be in harmony and compatible with the present and future development of the area concerned
3. The proposal would conform to the character of the district and its peculiar suitability for particular uses
4. The proposal would be consistent with the needs of the County for land areas for specific purposes to serve population and economic activities
5. The proposal would not be disruptive to the character of the neighborhoods or adverse to playgrounds, parks, schools and recreation areas

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 24th day of January, 1980, that Petition No. 80-12 the petition of FARMERS PRODUCTION CREDIT ASSOCIATION, by W. Wingate Taylor, President, for a SPECIAL EXCEPTION TO ALLOW A COMMERCIAL SERVICE ENTERPRISE, CONSISTING OF A FARM CREDIT SERVICE OFFICE on Tract 1, Block 44, Palm Beach Farms Co., Plat No. 3, in Section 12, Township 45 South, Range 41 East, as recorded in Plat Book 2, pages 45 through 54. Said property located at the northwest corner of the intersection of S.R. 7 (U.S. 441) and Heritage Farms Road (71st Street) in an AG-Agricultural District, was approved as advertised subject to the following conditions:

1. Within ninety (90) days of Special Exception approval, petitioner shall convey to Palm Beach County two hundred (200) feet from the baseline of survey according to R.B. 1, page 39, for the ultimate right-of-way for S.R. 7.
2. Petitioner shall construct a six (6) inch nonmountable curbing along the median on Heritage Farms Road a distance of 330 feet east of the proposed median opening.
3. Petitioner shall not be allowed direct access to S.R. 7.
4. Petitioner shall contribute One Thousand Seven Hundred Fifty Dollars (\$1,750.00) for the cost of meeting this project's direct and identifiable traffic impact to be paid at the time of issuance of the building permit(s). This Fair Share Traffic Impact contribution has been determined in accordance with the provisions of Ordinance 79-7 as follows:

\$2.50/sq. ft.

However, regardless of the present or future status of this Ordinance, this development shall be required to provide the above One Thousand Seven Hundred Fifty Dollars (\$1,750.00) toward alleviating some of its direct and identifiable traffic impact.

5. The Lake Worth Drainage District will require the North 65 feet of Tract 1, Block 44, Palm Beach Farms Company Plat No. 3, Plat Book 2, pages 45 to 54 inclusive, for the required right-of-way for Canal No. S-8. We will accept a Quit Claim Deed or an Easement (on our form), whichever the owner prefers.

Commissioner Bailey, moved for approval of the petition.

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

| | | |
|-----------------------------|---|--------|
| Dennis Koehler, Chairman | - | Absent |
| Frank Foster, Vice Chairman | - | Yes |
| Bill Bailey, Member | | Yes |
| Norman R. Gregory, Member | - | Yes |
| Peggy B. Evatt, Member | | Yes |

The foregoing resolution was declared duly passed and adopted this 12th day of February, 1980, confirming action of 24 January 1980.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *[Signature]*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

[Signature]
County Attorney

