

RESOLUTION NO. R- 84-1107

RESOLUTION APPROVING ZONING PETITION 84-341, **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 4412.5 of the Palm Beach County Zoning Code Ordinance No. 73-2 have been satisfied; and

WHEREAS, Petition No. 84-38 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 23th March 1984; 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 Special Exception is consistent with the requirements of the Comprehensive Plan and Zoning Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 29th day March 1984, that Petition No. 84-38 the petition of BOCA TRAVEL TRAILER PARK, INC., By Gary Zanette, Agent, for a SPECIAL EXCEPTION PLANNED INDUSTRIAL DEVELOPMENT on that part of Tract 1 lying West of the West right-of-way line of Boca Rio Road and South of the right-of-way of L-46 Canal; all that portion of Tract 2 lying South of the right-of-way of L-46 Canal; and that portion of Tract 3 lying South of the right-of-way of L-46 Canal and North of the South 400 feet of said Tract 3 all of the above lying and being in Block 73 of Palm Beach Farms Company Plat No. 3 in Section 28, Township 47 South, Range 42 East, as recorded in plat Book 2, Pages 45 to 54. Said property located on the west side of Boca Rio Road being bounded on the north by L.W.D.D. Canal L-46, approximately .7 mile north of Boca Lago Boulevard was approved as advertised subject to the following conditions:

1. The development shall retain onsite 85% of the stormwater runoff generated by a three (3) year storm per requirements of the Permit Section, Land Development Division.

2. The property owner shall convey for the ultimate right of way of Boca Rio Road, 80 feet west of the west right of way line of the LWDD E-2 Canal, an additional 20 feet within 90 days of approval; conveyance must be accepted by Palm Beach County prior to issuance of first building permit.

3. The property owner shall convey an access easement to the properties to the west prior to site plan approval.

4. The developer shall construct concurrent with a paving and drainage permit issued from the Office of the County Engineer:

- a. Left turn lane, south approach on Boca Rio Road at the project's south entrance.
- b. Right turn lane, north approach on Boca Rio Road at the project's north entrance.

5. The developer shall contribute Ten Thousand Eight Hundred and Eighty Eight Dollars (\$10,888.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the time of issuance of the Building Permit.

6. Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties.

7. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.

8. The property owner shall convey to the Lake Worth Drainage District, either by Quit Claim Deed or Drainage Easement, the north 30 feet of Tracts 1, 2, and 3 Block 7/3, Palm Beach Farms Plat No. 3, for the right of way for Lateral Canal No. 46. This conveyance must occur within 90 days of the project's approval.

9. Prior to certification, the site plan shall be amended to reflect the following:

- a. A reduction in total impervious area to no more than 85%.
- b. Indications as to which parts of which building will be occupied by the various uses proposed.
- c. Relocation of required landscaping outside of required rights-of-way.
- d. Elimination of backout parking onto the access easement on the north property boundary.
- e. Identification and preservation of existing significant vegetation wherever possible and incorporation of said vegetation into the project design. Appropriate measures shall also be taken to protect these preservation areas during site clearing and construction.
- f. Landscaping and berming as proposed on Exhibit #14.

Commissioner Wilken, moved for approval of the petition.

The motion was seconded by Commissioner Evatt,

and upon being put to a vote, the vote was as follows:

Ken Spi ll ias, Chairman	- -	AYE
Dorothy Wilkens, Vice Chairman	--	AYE
Peggy Evatt, Member	- -	AYE
Dennis P. Koehler, Member	- -	AYE
Bill Easley, Member	--	ABSENT

The foregoing resolution was declared duly passed and adopted this 14th day of Aug. , 1984 , confirming action of 29th March 1984.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK,

EY:

William Frederick
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Charles H. Church
County Attorney