RESOLUTION NO. R- 87-1121-A

RESOLUTION APPROVING ZONING PETITION 87-31: 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. 87-31 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on March 27, 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, 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. 87-31, the petition of ERNEST MERRITT by Mark B. Severs, Agent, for a SPECIAL EXCEPTION TO ALLOW A PLANNED INDUSTRIAL PARK DEVELOPMENT on a parcel of land in Block 7, Palm Beach Farms Company Plat No. 3, in Section 32, Township 43 South, Range 42 East being more particularly described as follows: The West 354.0 feet of Tract 14, and all of Tract 15, Block 7, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Page

46. The property is located on the southeast corner of the intersection of Fairgrounds Road (7th Place North) and Rubin Road (85th Avenue North) and was approved as advertised subject to the following conditions:

1. The developer shall provide one (1) of three (3) alternative perimeter landscape strips where this property abuts AR-Agricultural Residential Zoning District property.

2. 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.

3. 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 **$2,143.00** (80 trips X $26.79 per trip).

4. Use of the site shall be restricted to automobile storage only.

5. In order to comply with the mandatory Traffic Performance Standards, this development shall be limited to **1,500** vehicles for the proposed parking lot until Southern Boulevard has been constructed as a minimum four (4) lane section from Jog Road to State Road 7.

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

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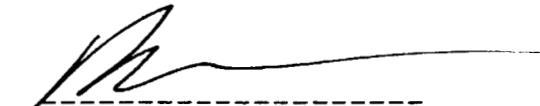Carol J. Elmquist   -- Aye

The foregoing resolution was declared duly passed and adopted this _28th_ day of __July_____, 19_87_ confirming action of March 27, 1987.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: __Kathryn S. Miller__
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

_____
County Attorney

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