

RESOLUTION NO. R-81-217

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. 81-11 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 29 January 1981; 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 conform to the character of the district and its peculiar suitability for particular uses
2. The proposal would be consistent with the needs of the County for land areas for specific purposes to serve population and economic activities

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 29th day of January, 1981, that Petition No. 81-11 the petition of DOUG PHILLIPS by John Ewseychik, Agent, for a SPECIAL EXCEPTION TO ALLOW A MINI-WAREHOUSE FACILITY on the South 198 feet of the Northwest 1/4 of the Southwest 1/4 of the

Southeast 1/4 of Section 36, Township 44 South, Range 42 East, also known as Tract 14 of the Southeast 1/4 of said Section, excepting the right-of-way for Military Trail, and subject to a drainage easement over the South 20 feet thereof; also subject to Florida Power and Light Company's easements over the West 8.0 feet thereof. Said property located on the east side of Military Trail (S.R. 809), approximately 550 feet north of Lantana Road (S.R. 812) in a CG-General Commercial 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 fifty-three (53) feet from centerline for the ultimate right-of-way for Military Trail.
2. Petitioner shall construct at the project's entrance and Military Trail a left turn lane, north approach.
3. Petitioner shall contribute Thirteen Thousand Two Hundred Fifty Dollars (\$13,250.00) toward 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).
4. The hours of operation of the mini-warehouses shall be from 8:00 A.M. to 5:00 P.M.
5. Petitioner shall install 30 ft. of landscaping from the rear property line, which includes shade trees (20 ft. on center), with fence along most westerly part of buffer.
6. The proposed mini-warehouse facility shall be limited to 'dead storage' only. No office or retail use shall be permitted.
7. If a security fence is constructed, it shall be located behind the first bank of mini-warehouse buildings going east.
8. There shall be a minimum of thirty-five (35) parking spaces located west of security fences, and shall be available for retail customer parking.

Commissioner Koehler , 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:

Frank Foster, Chairman	AYE
Norman Gregory, Vice Chairman -	AYE
Bill Bailey, Member	AYE
Dennis Koehler, Member	AYE
Peggy B. Evatt, Member	AYE

The foregoing resolution was declared duly passed and adopted
this 24th day of February, 1981, confirming action of
29 January 1981.

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

