

RESOLUTION NO. R-83-64

RESOLUTION APPROVING ZONING PETITION 82-93, 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. 82-93 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 29 July 1982 ; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties and the recommendation 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 be in harmony and compatible with the present and future development of the area concerned.

NOW, WHEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 29th day of July, 1982, that Petition No. 82-93 the petition of COASTAL STORAGE LTD. and HAROLD TOBIN, TRUSTEE, by Alan J. Cliklin, Attorney, for the FURTHER SPECIAL EXCEPTION TO ALLOW MINI WAREHOUSES on the West 320 feet of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 44 South, Range 42 East, less however, that part lying within the right-of-way for Lake Worth Road (S.R. 802) as recorded in Road Book 5, pages 125-138, inclusive, Said property located on the north side of Lake Worth Road (S.R. 802), approximately .1 mile east of Jog Road, was approved-as amended subject to the following special conditions:

1. Petitioner shall submit revised site plan to include the following:
  - a. Proposed total floor area shall not exceed 35% of lot area to be rezoned to CG (west 4.33 acres of subject parcel); either the proposed building coverage for Phase I shall be reduced by 4,200.75 sq. ft. or the area designated for Future Commercial Use shall be limited to 11,363.5 Sq. ft.

- b. Off-street loading and parking shall conform to zoning code requirements.
  - c. Proper two-way access width between buildings.
  - d. Preservation of significant existing vegetation.
  - e. Within the 10 foot required buffer strip, a five (5) foot landscape buffer of trees shall be required in addition to a six (6) foot wall around perimeter of property surrounding residential areas; trees shall be a minimum of eight (8) feet in height and twenty (20) feet on center.
  - f. The area designated on the site plan for Future Commercial Use shall be limited to CG-General Commercial use, subject to site plan review.
2. Petitioner shall retain onsite 85% of the stormwater runoff generated by a three (3) year storm per requirements of the Permit Section, Land Development Division.
  3. The access to the entire site is to be limited to one ingress-egress to Lake Worth Road at the existing median opening. plus one joint ingress-egress between the "future commercial" and proposed RE parcel.
  4. Access to the site designated "future commercial" shall be a minimum distance of 1.50 feet north of the north. right-of-way line of Lake Worth Road .
  5. The Petitioner shall make a contribution of \$1.25 per square foot of building area for the site designated "future commercial: to be paid at the time of issuance of the building permit (s) toward the cost of this project's direct and identifiable traffic impact.
  6. Petitioner shall make a contribution of Two Thousand Four Hundred and Thirteen Dollars (\$2,413.00) toward the cost of meeting this project's direct and identifiable traffic impact, is to be paid at the rate of \$.05 per square foot of building area at the time of issuance of the Building Permit (s).

Commissioner-- Koehler , moved for approval of the petition.

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

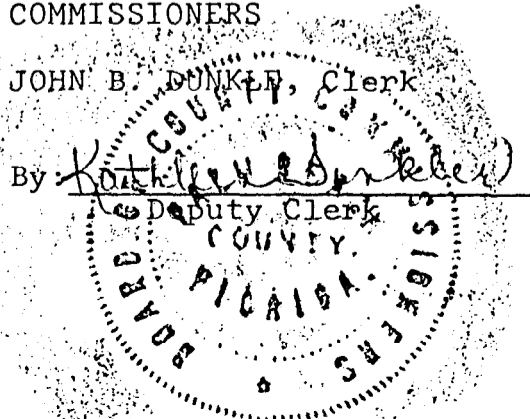
Norman Gregory , Chairman	Absent
Peggy Evatt , Vice Chairman	Aye
Bill Bailey , Member	Nay
Dennis Koehler, Member	Aye
Frank Foster , Member	Aye

The foregoing resolution was declared duly passed and adopted this 18th day of January, 1983 , confirming action of 29 July 1982.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKER, Clerk

By: Kathleen Dunker  
Deputy Clerk



APPROVE AS TO FORM  
AND LEGAL SUFFICIENCY

John Galotti  
County Attorney