

RESOLUTION NO. R-84-334

RESOLUTION APPROVING ZONING PETITION 76-164 (A), **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 402.50 of the Palm Beach County Zoning Code Ordinance No. 73-2 have been satisfied; and

WHEREAS, Petition No. 76-164 (A) was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 1st December 1983; 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.
2. The proposed development will conform to all property development regulations.
3. With minor modification to the proposed site plan, the proposed development would not have any significant negative impacts upon adjoining properties.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY

COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 1st day December- 1983, that Petition No. 76-164 (A) the **petition** of GILBERT AND ROCHELLE STEINMAN By Lee Starkey, Agent for a **SPECIAL EXCEPTION TO EXPAND AND AMEND THE SITE PLAN PREVIOUSLY APPROVED UNDER ZONING PETITION NO. 76-164 TO ALLOW AN AUTOMOTIVE REPAIR FACILITY** on Lots 1 through 15, together with Lots 21 and 22, Block 10, Plat No. 4 Greenland, in Section 24, Township 44 South, Range 42 East as recorded in Plat Book 4, Page 6, less the West 7 feet for additional right-of-way Said property located on the southeast corner of the intersection of Street and Military Trail (S.R. 809) in a CG-General Commercial Zoning District was approved as advertised subject to the following conditions:

1. This 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. In addition, drainage improvements shall be installed so as not to impede existing flow from the east.
2. The developer shall construct Todd Street from Military Trail East to the project's East property line concurrent with onsite paving and drainage improvements pursuant to a paving and drainage permit issued from the Office of the County Engineer.
3. The developer shall contribute Two Thousand Two Hundred and Fifty Dollars (\$2,250.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the time of the building permit.
4. No direct access to Military Trail will be permitted to this site.
5. Prior to site plan certification, the proposed site plan shall be amended to reflect the following:
  - a. Installation of one canopy tree per twenty feet, and a six foot high solid fence along the property line adjoining the single family residence.
  - b. All required landscaping.
6. There shall be no outdoor storage of tires, mechanical equipment, or inoperative motor vehicles, nor shall there be any outdoor repair activity.
7. Hours of operation shall be limited to 8:00 A.M. to 8:00 P.M.
8. Lighting shall be directed so as not to shine across property lines.

Commissioner Koehler, moved for approval.

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

Peggy E. Evatt, Chair-man,	--	AYE
Ken Spihlids, Vice Chairman	--	ABSENT
Dennis P. Koehler, Member	--	AYE
Dorothy Wilken, Member	--	AYE
Bill Bailey, Member	--	ABSENT

The foregoing resolution was declared duly passed and adopted this 13th day of March, 1984, confirming action of 1st December- 1983.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: *Lisa Cropp* -----  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

*John Cabell* -----  
County Attorney