

RESOLUTION NO. R- 85-278

RESOLUTION APPROVING ZONING PETITION 84-36(B), 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. 84-36(B) was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 1st of November 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. This petition simply specifies certain special exceptions proposed for inclusion in the previous approval, Petition 84-36(A), and does not substantively alter that proposal.
2. The proposal is consistent with the requirements of the Zoning Code.
3. The proposal presents a substantial decrease in the number of average daily trips generated if compared to the current approved proposal on this site and is consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this the 1st of November 1984, that Petition No. 84-36(B) the petition of R.N. PROPERTIES, INC., By Carol Thompson, Agent for a SPECIAL EXCEPTION TO AMEND THE SITE PLAN FOR A PLANNED COMMERCIAL DEVELOPMENT, A LARGE SCALE COMMUNITY SHOPPING CENTER IN EXCESS OF 50,000 SQUARE FEET OF TOTAL FLOOR AREA AND AN OFFICE/WAREHOUSE COMBINATION PREVIOUSLY APPROVED UNDER ZONING PETITION NO. 84-36 AND 84-36(A) TO INCLUDE THE WHOLESALE OF APPLIANCES, BOATS, BUILDING

SUPPLIES, FURNITURE, MACHINERY, MILLWORK AND WOODWORK, AN AUTOMOBILE PAINT AND BODY SHOP, AN AUTOMOBILE SERVICE AND REPAIR FACILITY, COMMERCIAL NEW AND USED AUTOMOBILE, TRUCK, BOAT, MOTORCYCLE, MOBILE HOME, RECREATIONAL VEHICLES SALES AND RENTAL AND REPAIR FACILITIES, A DRY CLEANING AND LAUNDRY PLANT, A LARGE SCALE REPAIR AND HEAVY EQUIPMENT REPAIR AND SERVICE FACILITY AND AN ENCLOSED MOVING AND STORAGE FACILITY on a parcel of land in the Southwest 1/4 of Section 25, Township 42 South, Range 42 East, being bounded as follows:

On the North by the South right-of-way line of Blue Heron Boulevard, as now laid out and in use; on the Southwest by the Northerly right-of-way line of Beeline Highway (S.R. 710) as now laid out and in use; and on the East by the Westerly right-of-way line of Military Trail (S.R.809), as now laid out and in use, less a parcel of land in the Southwest 1/4 of Section 25, Township 42 South, Range 42 East, being more particularly described as follows:

Beginning at the intersection of the West right-of-way line of Military Trail (S.R. 809) with the Northeast right-of-way line of Beeline Highway (S.R. 710); thence North 57 degrees 39'10" West along the said right-of-way line of said Beeline Highway a distance of 250 feet; thence North 60 degrees 04'05" East a distance of 232.50 feet to a point in the West right-of-way line of Military Trail at a distance of 250 feet North 2 degrees 12'40" West from the Point of Beginning; thence South 2 degrees 12'40" East along said property West right-of-way line a distance of 250 feet to the Point of Beginning, also less the following described parcel:

A parcel of land in the Southwest 1/4 of Section 25, Township 42 South, Range 42 East, being more particularly described as follows:

Commence at the point of intersection of the centerline of Military Trail and the centerline of Blue Heron Boulevard as shown on the survey recorded in Official Record Book 3011, Pages 1025 through 1028 inclusive, thence North 88 degrees 10'12" West, along said centerline of Blue Heron Boulevard, a distance of 64.43 feet; thence South 01 degree 49'48" West, a distance of 60.00 feet West to a point on the Southerly right-of-way line of Blue Heron Boulevard as said Southerly right-of-way line is described in Official Record Book 3011, Pages

1025 through 1028 inclusive, said point also being the Point of Beginning of the following described parcels; thence South 43 degrees 00'24" East, a distance of 5.77 feet to a point on the Westerly right-of-way line of Military Trail as said Westerly right-of-way line is described in Official Record Book 3011, Pages 1025 through 1028 inclusive, thence South 02 degrees 09'26" West along said Westerly right-of-way line, a distance of 148.91 feet; thence South 88 degrees 10'12" East, along said Westerly right-of-way line, a distance of 4.00 feet; thence South 42 degrees 09'26" West, along said Westerly right-of-way line, a distance of 57.19 feet; thence North 88 degrees 10'12" West a distance of 110.10 feet; thence North 02 degrees 09'26" East, a distance of 210.19 feet to a point on said Southerly right-of-way line of Blue Heron Boulevard; thence South 88 degrees 10'12" East along said Southerly right-of-way line of Blue Heron Boulevard, a distance of 202.10 feet to the Point of Beginning. Said property located on the southeast corner of the intersection of Blue Heron Boulevard and Beeline Highway (S.R. 710) in a CG-General Commercial District was approved as advertised subject to the following conditions:

1. All conditions imposed with the approval of petition 84-36(A), #11 excepted, remain applicable to this proposal, and Petitioner shall continue to be bound by those conditions of approval.
2. The owner of the facility will participate in an oil recycling program which insures proper reuse or disposal of waste oil.
3. Condition No. 11 of Petition No. 84-36(A) shall be amended as follows and be applicable to both Petition No. 84-36(A) and Petition No. 84-36(B) :

"11. The developer shall provide the construction plans for:

- (A) Military Trail as a 4-lane median divided section (expandable to 6 lanes) from a point 200 feet north of Blue Heron Boulevard, south to the present 4-lane terminus south of Blue Heron Boulevard plus the appropriate tapers, per the County Engineer's approval.
- (B) Blue Heron Boulevard as a 4-lane median divided section (expandable to 6-lanes) from a point 200 feet west of the project's East entrance onto Blue Heron Boulevard East to the present 4-lane terminus West of Military Trail plus the appropriate tapers per the County Engineer's approval.

These plans shall be completed no later than February 15, 1985.

Commissioner Evatt , moved for approval of the

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

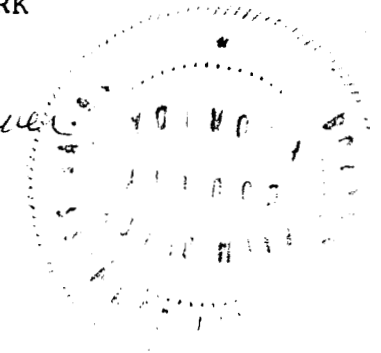
Ken Spillias, Chairman	--	AYE
Dorothy Wilkens, Vice Chairman	--	AYE
Peggy Evatt, Member	--	AYE
Dennis P. Koehler, Member	--	AYE
Bill Bailey, Member	--	AYE

The foregoing resolution was declared duly passed and adopted this day of **FEB 19 1985** confirming action of the 1st of November 1984.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Patricia S. Weaver
Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Sandy Sprague
County Attorney