

RESOLUTION NO. R- 86-474

RESOLUTION APPROVING ZONING PETITION 85-158, 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. 85-158 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 30th December 1985; 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 proposal is consistent with the requirements of the Comprehensive Plan and Zoning Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this the 30th of December 1985, that Petition No. 85-158 the petition of ROBERT H. AND LILA F. WATSON, By David L. Carpenter, Agent, for a SPECIAL EXCEPTION TO ALLOW ENCLOSED STORAGE FACILITIES on Lots 19 and 20, according to the Plat of Square Lake, in Section 24, Township 42 South, Range 42 East, as recorded in Plat Book 23, at Page 141. Said property located on the west side of Military Trail (S.R. 809) approximately 750 feet south of Northlake Boulevard (S.R. 809A) was approved as advertised subject to the following conditions:

1. Prior to site plan certification, the site plan shall be revised to reflect additional landscaping in the form of 10-12 foot high canopy trees placed twenty (20) feet on center along the western property line.
2. No storage of or placement of any materials, refuse, equipment or accumulated debris shall be permitted behind the structures.
3. Security lighting shall be directed away from nearby residences.

4. The required six (6) foot high wall shall receive identical architectural treatment on both sides.

5. Any fuel or chemical storage tanks shall be installed in accordance with Chapter 17-61, Florida Administrative Code. The design and installation plans will be submitted to the Health Department for approval prior to installation plans will be submitted to the Health Department for approval prior to installation.

6. Any toxic or hazardous waste generated at this site shall be properly handled and disposed of in accordance with Chapter 17-30, F.A.C.

7. Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties.

8. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.

9. The development shall retain onsite 85% of the stormwater runoff generated by a three (3) year-one hour storm per requirements of the Permit Section, Land Development Division.

10. The property owner shall convey for the ultimate right-of-way of Military Trail, 64 feet from centerline (approximately an additional 14 feet) within 90 days of adoption of the Resolution by the Board of County Commissioners; conveyance must be accepted by Palm Beach County prior to issuance of first Building Permit.

11. 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 \$3,992.00 (149 trips x \$26.79 per trip).

12. The property owner shall obtain an onsite Drainage Permit from the Palm Beach County Engineering Department Permit section prior to the application of a Building Permit.

13. The property owner shall obtain a Turnout Permit from the Florida Department of Transportation for access onto Military Trail.

14. The petitioner shall present a notarized Affidavit of Disclosure at the Zoning Authority meeting.

15. Trees along the Military Trail frontage shall be installed or retained as shown on the site plan presented at the public hearings. An exact copy of the site plan presented at the public hearings shall be submitted to the Zoning Division prior to site plan certification.

16. The developer shall preserve existing vegetation wherever possible and incorporate said vegetation into the project design. Appropriate measures shall also be taken to protect these preservation areas during site clearing and construction.

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

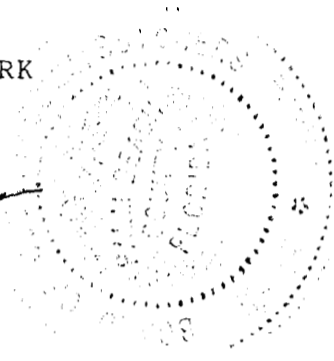
Ken Adans, Chairman	--	AYE
Karen T. Marcus, Vice Chairman	--	ABSENT
Kenneth Spillias, Member	--	AYE
Jerry L. Owens, Member	--	AYE
Dorothy Wilken, Member	--	ABSENT

The foregoing resolution was declared duly passed and adopted this 8th day Of April, 1986 confirming action of the 30th December 1985.

PALM BEACH COUNTY, FLORIDA
 BY ITS BOARD OF COUNTY
 COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Barbara O'Leary
 Deputy Clerk



APPROVED AS TO FORM
 AND LEGAL SUFFICIENCY

Henry [Signature]
 County Attorney