

RESOLUTION NO. R- 86-756

RESOLUTION APPROVING ZONING PETITION 86-22, 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. 86-22 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 28th March 1986; 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. With variance relief or minor site plan modifications, this proposal will be 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 28th of March 1986, that Petition No. 86-22 the petition of SENECA GROUP, By Kieran Kilday, Agent, for a SPECIAL EXCEPTION TO ALLOW A SELF-STORAGE FACILITY on the West 305.00 feet of that 700.00 foot wide parcel of land lying West of the Northerly extension of the West line of Block 2, Plat No. 1 Seminole Manor, in Hiatus Tract 39, Township 45 South, Range 43 East, as recorded in Plat Book 25, page 165, and lying East of the East line of the Plat of Island Club, as recorded in Plat Book 47, at pages 189, 190, 191, lies the North 8.0 feet, thereof. Said property located on the south side of Lantana Road (S.K. 812), approximately .2 mile east of Lawrence Road was approved as advertised subject to the following

conditions:

1. Prior to site plan certification, the site plan will be revised to reflect the following:
  - a) A six (6) foot wall between the CG zoned site and all residential areas or obtain variance relief from the Board of Adjustment.
  - b) One ten to twelve foot canopy tree planted for each thirty lineal feet along the southern and western property lines.
  - c) Deletion of the reference to proposed future caretaker's residence.
2. The required six (6) foot high wall shall receive identical architectural treatment on both sides consistent with the front of the center.
3. Security lighting shall be directed away from nearby residences.
4. No storage or placement of any materials, refuse, equipment or accumulated debris shall be permitted behind the structure.
5. 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.
6. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.
7. 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.
8. 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.
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. The drainage system shall be maintained in an acceptable condition per the County Engineers approval.
10. The property owner shall convey for the ultimate right-of-way for Lantana Road per the existing alignment map and proposed order of taking prior to April 1, 1986, 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 \$3,536.00 (132 trips x \$26.79 per trip).
12. The petitioner shall convey to the Lake Worth Drainage District the 40 feet lying immediately south of and adjacent to the subject property for the required right-of-way for Lateral Canal No. 16. by Quit Claim Deed in the form provided by said District within ninety (90) days of adoption of the Resolution by the Board of County Commissioners.
13. 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.
14. The property owner shall obtain a Turnout Permit from the Palm Beach County Engineering Department, Permit Section for access onto Lantana Road.

Commissioner Adams, 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:

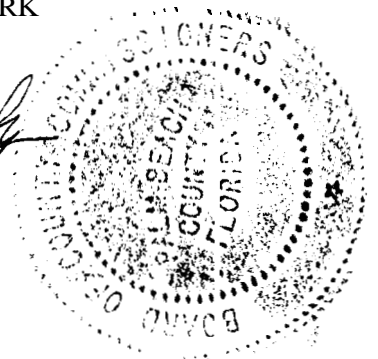
Karen T. Marcus, Chairman	--	AYE
Jerry L. Owens, Vice Chairman	--	ABSENT
Kenneth Spillias, Member	--	ABSENT
Dorothy Wilken, Member	--	AYE
Kenneth Adams, Member	--	AYE

The foregoing resolution was declared duly passed and adopted this 27th day of May, 1986 confirming action of the 28th March 1986.

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

*Stanley Sprague*  
County Attorney