

RESOLUTION NO. R- 87-519

RESOLUTION APPROVING ZONING PETITION 86-137, 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. 86-137 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on December 1, 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 required site plan modifications, this proposal will be consistent with the requirements of the Comprehensive Plan and local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 31ST day of March, 1987, that: Petition No. 86-137, the petition of LAKE INVESTMENT LTD. By Dwight R. Weyant, Agent, for a SPECIAL EXCEPTION TO ALLOW OFFICE/WAREHOUSE COMBINATIONS on the East 210 feet of Tract 72, in Section 19, Township 44 South, Range 43 East, as recorded in Plat Book 6, Page 66; LESS the South 351.76 feet therefrom and LESS the North 15 feet conveyed to the County of Palm Beach for 2nd Avenue North

Right-of-way as shown in Official Record Book 3540 at Page 1005. Said property located on the south side of 2nd Avenue North, approximately .2 mile west of Congress Avenue (S.R. 807) was approved as advertised subject to the following conditions:

1. Prior to site plan Certification, the site plan shall be amended to reflect the following:
 - a. The required tree in each of the terminal and interior islands.
 - b. The parking stalls eliminated in the northeast corner of the site to create safer vehicular circulation.
2. Prior to site plan certification, cross access agreements between the parcel and the site to the south shall be submitted to and approved by the County Attorney's office. These agreements shall be included as part of the building permit submitted for "Parcel C".
3. No retail land uses shall be permitted on the site.
4. The developer shall retain the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application. However at a minimum, this development shall retain onsite the first one inch of the stormwater runoff per Palm Beach County Subdivision and Platting Ordinance 73-4, as amended. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer. In the event that the drainage system is not adequately maintained as determined by the County Engineer this matter will be reviewed by the Code Enforcement Board for enforcement.
5. 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 \$7,367.00 (275 trips X \$26.79 per trip).
6. This property owner shall execute a cross parking, cross access agreement with the property owner to the north prior to site plan certification.

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:

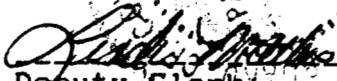
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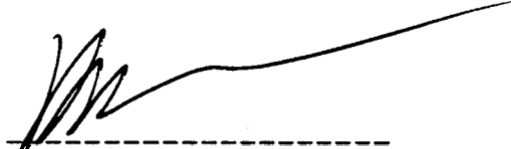
Karen T. Marcus	--	AYE
Jerry L. Owens	--	AYE
Carol Roberts	--	AYE
Dorothy Wilken	--	AYE
Kenneth M. Adams	--	AYE

The foregoing resolution was declared duly passed and adopted this 31ST day of March, 1987 confirming action of December 1, 1986.

FLORIDA

PALM BEACH COUNTY,
 BY ITS BOARD OF COUNTY
 COMMISSIONERS
 JOHN B. DUNKLE, CLERK
 BY: 
 Deputy Clerks

APPROVED AS TO FORM
 AND LEGAL SUFFICIENCY



 County Attorney

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