

RESOLUTION NO. R- 84-336

RESOLUTION APPROVING ZONING PETITION 80-161(A), Special Exception

WHEREQS, 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

WHEREFIS, 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

WHEREFS, Petition No. 80-161(A) was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 1st December 1983; and

WHEREFSS, 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

WHEREQS, 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. Provided that significant screening is installed and provided that the site plan is amended to conform to applicable property development regulation?, the proposed development would not have significant negative impacts upon adjoining properties and thoroughfares.

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. 80-161(A) the The petition of TEXRCO INC., A DELAWARE CORPORATION By Lyle Williams, Agent for a **SPECIAL** EXCEPTION TO AMEND THE SITE PLAN PREVIOUSLY APPROVED UNDER ZONING PETITION NO. 80-161 TO ALLOW THE RECONSTRUCTION AND EXPANSION OF AN EXISTING AUTOMOBILE SERVICE STATION, INCLUDING A CAR WASH on a portion of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 47 South, Range 42 East, being more particularly described as follows:

Commencing, at the Southwest corner of said Section 16, thence North 89

degrees 16'38" East along the South line of said Section 16, a distance of 404.53 feet; thence North 8 degrees 59'00" West along a line 404.53 feet ,East of and parallel with as measured at right angles to the West line of said Section 16, a distance of 763.90 to the Point of Beginning; thence continuing North 88 degrees 59'00" West along the last described course, a distance of 265.33 feet to a point on the arc of a circular curve to the left, said point also being on the South right-of-way line of State Road No. 888 (Glades Road); thence Easterly along said South right-of-way along the arc of said circular curve to the left, having a radius of 2369.59 feet, and whose radius point bears North 30 degrees 29'04" West from the last described point, with a central angle of 5 degrees 42'38", an arc distance of 236.11 feet; thence South 0 degrees 59'00" East, a distance of 287.20 feet; thence South 89 degrees 01'00" West, a distance of 235.88 feet to the Point of Beginning. Said property located on the property located on the southeast corner of the intersection of Boca Grove Boulevard and Glades Road (S.R. 808) in a CG-General Commercial District was approved as advertised subject to the following conditions:

1. This development shall retain onsite 100% of the storm water runoff generated by a three (3) year storm per requirements of the Permit Section, Land Development Division until such time as outfall into the Lake Worth Drainage District is available; at the time this requirement may be reduced to 85%.
2. The developer shall contribute for the gas station portion of this project Two Thousand Nine Hundred Dollars (\$2,900.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the time of the building permit for the gas station.
3. The developer shall align the shopping center's east entrance on Glades Road with the Arvida Turnpike Plaza, as determined by the County Engineer.
4. Prior to the issuance of the first Certificate of Occupancy for the shopping center portion of the site, the developer shall construct at the shopping center's east entrance and Glades Road:
 - a. left turn lane, east approach.
 - b. right turn lane, west approach.
 - c. two lanes entering and two lanes exiting
 - d. signalization when warranted as determined by the County Engineer.
5. This development shall be permitted only one median opening on Glades Road a minimum distance of 700 feet East of the centerline of the proposed Sunrise Boulevard.
6. All perimeter landscaping for the shopping center shall

be installed as shown on site plan submitted prior to the issuance of a Certificate of Occupancy for the Shopping Center.

7. The developer will take reasonable precautions during the development of this project to insure that fugitive particulates (dust particles) from the project do not become a nuisance to neighboring properties.
 - a. The developer will employ measures to prevent runoff of pollutants to any adjacent or nearby surface waters during the development of the property.
3. Prior to certification of the service station portion of the proposed site, the plan shall be amended to reflect to the following:
 - a. reduction of the width of the access drives to 35 feet.
 - b. installation of a landscaped, berm and wall system to an immediate height of six feet along Boca Grove Boulevard.
 - c. preservation of significant existing native vegetation in the southern portion of this site, and
 - d. provision of unobstructed 100 foot long stacking lanes for the gasoline pump islands.
10. Plans for the installation of underground storage tanks shall be approved by the Health Department prior to the issuance of Building Permits.

Commissioner Wilken , 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:

Peggy E. Evatt, Chairman	--	AYE
Ken Spillids, 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.