

RESOLUTION NO. R- 87-1103

RESOLUTION APPROVING ZONING PETITION 87-26, 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. 87-26 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on February 27, 1987 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, that: Petition No. 87-26, the petition of ROBERT L. FIND ELIZABETH S. GRIFFIN, by Michael J. Grella, Agent, for a SPECIAL EXCEPTION TO ALLOW COMMERCIAL RESIDENTIAL SERVICE ENTERPRISES on the East 1/2 of the West 1/2 of Tracts 14 and 15 lying in the Southwest 1/4 of Section 36, Township 44 South, Range 42 East according to the plat of Section 36, Township 44 South, Range 42 East, as recorded in Plat Book 3, Page 10, Less however the South 40 feet thereof for county

road Right-of-way. The property is located on the north side of Lantana West Road, approximately .5 mile west of Military Trail (SR 809) in an AR-Agricultural Residential Zoning District and was approved as advertised subject to the following conditions:

1. Prior to site plan certification, the site plan shall be amended to include the following:
  - a. One (1) of three (3) alternative -perimeter landscape strips adjacent to existing residential lots.
2. No building permit shall be issued for the subject property until such a time that the site is connected to a public sewer system.
3. Since sewer and water service are available to the property, neither septic tank nor well shall be approved for use on the property.
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 three (3") inches of .the stormwater runoff generated by a three (3) year-one (1) hour storm per requirements of the Permit Section, Land Development Division. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer.
5. The property owner shall convey for the ultimate right-of-way of Lantana Road, 54 feet from centerline (approximately an additional 14 feet) within 90 days of the approval of the Resolution approving this project.
6. The property owner shall construct a left turn lane, west approach on Lantana Road at the project's entrance road concurrent with onsite paving and drainage improvements.
7. The property owner shall provide to Palm Beach County a road drainage easement within the project's internal lake system which is adjacent to the property capable of accommodating all runoff from those segments of Lantana Road along the property frontage and for a maximum 400 ft. distance each side of the property boundary lines along Lantana Road. The drainage system within the project shall have sufficient retention/detention capacity to meet the storm water discharge requirements of the applicable County Control District and South Florida Water Management District. The design of the system shall assume the ultimate Thoroughfare Plan Section road drainage runoff.
8. 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 \$8,037.00 (300 trips X \$26.79 per trip).
9. The developer shall be limited to developing the southern five-hundred (500) feet of this site according to the site plan presented at the public hearings. The petitioner shall comply with the provisions of the Vegetation Protection

Ordinance, Zoning Code Section 500.36 for the preservation of native vegetation and the removal of prohibited species throughout the site.

10. No access shall be allowed on Nash Trail.
11. Use of the property shall be limited to the sale of farm produce, feed and grain sales, horticultural products, and similar agricultural products.

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

Carol Roberts	--	Rye
Karen T. Marcus	--	Aye
Dorothy Wilken	--	Absent
Kenneth M. Adams	--	Aye

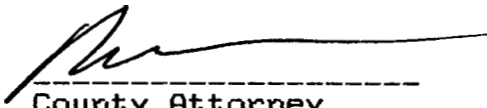
The foregoing resolution was declared duly passed and adopted this 28th day of July, 1987 confirming action of February 27, 1987.

POLM BEFICH COUNTY, FLORIDFI  
BY ITS BOQRD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller  
Deputy Clerk

FIFPROVED AS TO FORM  
FIND LEGFIL SUFFICIENCY

  
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County Attorney