

RESOLUTION NO. R- 1755

RESOLUTION APPROVING ZONING PETITION

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, 79-249 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 29 November 1979; 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. The proposal would be in harmony and compatible with the present and future development of the area concerned
2. The proposal would be consistent with the needs of the County for land areas for specific purposes to serve population and economic activities
3. The proposal would not be adverse to the promotion of the public health, safety, comfort, convenience, order, appearance, prosperity or general welfare

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 29th day of November, 1979, that Petition No. 79-249 the petition of JAMES M. ALEXANDER for a SPECIAL EXCEPTION TO ALLOW AN AUTOMOTIVE SERVICE AND MECHANICAL REPAIR FACILITY on the East 140 feet of the West 1056 feet of the North 300 feet of Section

25, Township 43 South, Range 42 East, less the North 39 feet thereof for right-of-way of Okeechobee Road. Said property located on the south side of Okeechobee Road, approximately .1 mile east of the intersection of Haverhill Road and Okeechobee Road in a CG-General Commercial District, was approved as advertised subject to the following conditions:

1. Within ninety (90) days of Special Exception approval, petitioner shall convey to Palm Beach County fifty-nine (59) feet from the north section line, Section 25, Township 43 South, Range 42 East for the ultimate right-of-way for Okeechobee Road.
2. Petitioner shall not be allowed a median opening.
3. Petitioner shall submit a comprehensive drainage report, prior to Site Plan approval, to determine the effect that this development will have on drainage on abutting properties.
4. Petitioner shall convey the South 10.0 feet of the East 140.0 feet of the West 1056.0 feet of the North 300.0 feet *of* Section 25, Township 43 South, Range 42 East for right-of-way for Lateral Canal No. 1. The Lake Worth Drainage District will accept a Quit Claim Deed or an Easement, on our form, whichever the owner prefers.
5. **All** landscaping shown on site plan submitted shall be installed prior to the issuance of a Certificate of Occupancy.
6. **All** refuse and junk auto parts must be stored inside the building.

Commissioner Foster, moved for approval of the petition.

The motion was seconded by Commissioner Gregory, and upon being put to a vote, the vote was as follows:

Bill Bailey, Chairman	-	Yes
Dennis Koehler, Vice Chairman	-	Absent
Peggy B. Evatt, Member	-	Absent
Frank H. Foster, Member	-	Yes
Norman R. Gregory, Member	-	NO

The foregoing resolution was declared duly passed and adopted
this 13th day of December, 1979, confirming action of
29 November 1979.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUMKLE, Clerk

By: *Reeth Van Otteren*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

[Signature]
County Attorney

