

RESOLUTION NO. R- 86-1368

RESOLUTION APPROVING ZONING PETITION 86-49. 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. 86-49 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 22 May 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 site plan modification, this proposal is consistent with the requirements of the Comprehensive Plan and Zoning Code.

NOW, THEREFOPE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this the 22 May 1986, that the petition of MOBIL OIL CORPORATION By K. S. Rogers, Agent, for a SPECIAL EXCEPTION TO AMEND THE SITE PLAN FOR A SERVICE STATION, PREVIOUSLY APPROVED AS A CONDITIONAL USE ON OCTOBER 2, 1969, TO INCLUDE AN ADDITIONAL GASOLINE PUMP ISLAND FACILITY on a portion of Tract 67, Block 76 of "The Palm Beach Farms Company Plat No. 3 of Section 17, Township 47 South, Range 42 East", as recorded in Plat Book 2, at Pages 45 thru 54, being more particularly described as follows: Begin at a point lying 60 feet South of the centerline of State Road No. 808 and 60 feet West of the West Right-of-Way line of the Florida State Turnpike: thence run South 00 degree 43' 00" East.: parallel with the Florida State Turnpike, for a distance of

215.00 feet to a point; thence run West, parallel with State Road No. 808, for a distance of 200.00 feet to a point; thence run North 00 degree 43'00" West for a distance of 215.00 feet to a point of intersection with the South Right-of-Way line of said State Road No. 808; thence run East, along said South Right-of-Way line, for a distance of 200.00 feet to the Point of Beginning. Said property located on the southwest corner of the intersection of Glades Road (S.R. 808) and Rock Pit Road in a CG-General Commercial District 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) fifteen (15) foot landscape strip along Glades Road, or obtain relief pursuant to Section 500.35.G.7 (Vested Rights!).

b) required trees and landscape barrier

c) access drive width dimension.

2. No storage or placement of any materials, refuse, equipment or accumulated debris shall be permitted behind the structure.

3. 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 Engineer's approval.

4. The property owner shall, within 90 days of the approval of the Resolution approving this project, convey for the ultimate right-of-way of:

a. Glades Road, 80 feet from centerline.

b. Boca Rio Road, 80 feet west of the existing east right of way line of Boca Rio Road. Note: Site Plan and Survey to be revised to indicate this requirement prior to Site Plan Certification.

c. "Safe corner" at Boca Rio Road and Glades Road.

5. The Developer 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 \$7,126 (266 trips X \$26.79 per trip).

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

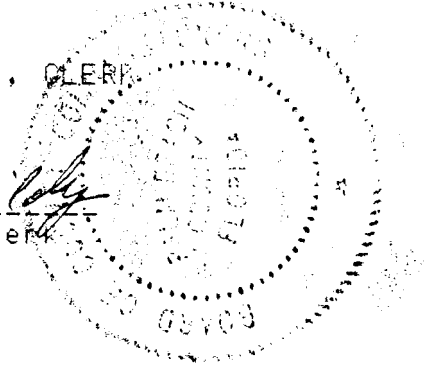
Karen T. Marcus, Chairman	--	AYE
Jerry L. Owens, Vice Chairman	--	AYE
Kenneth Spillias, Member	--	ABSENT
Dorothy Wilken, Member	--	AYE
Kenneth H. Adams, Member	--	ABSENT

The foregoing resolution was declared duly passed and adopted this 9th day of September, 1986 confirming action of the 22 May 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

Paul J. [Signature]
County Attorney