

RESOLUTION NO. R-87-19

RESOLUTION APPROVING ZONING PETITION 86-14, 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. 86-14 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 27th June 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 modifications or Board of Adjustment relief, this proposal will be consistent with the requirements of the Comprehensive Plan and Zoning Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 27th of June 1986, that Petition No. 86-14 the petition of MELVIN A. TEETERS AND WILLIAM E. TEETERS, for a SPECIAL EXCEPTION TO ALLOW A COMMERCIAL SALES AND SERVICE ENTERPRISE on the West 1/2 of the following described property:

Tract 35, Block 24, Palm Beach Farms Company, Plat No. 3, in Section 20, Township 44 South, Range 42 East, in Plat Book 2, Pages 45 to 54, Together with the East 1/2 of the following described property: Tract 35, Block 24, Palm Beach Farms Company, Plat No. 3, according to plat thereof, in Plat Book 2, Pages 45 to 54. said property located on the south side of El Paso Drive, approximately .1 mile east of Blanchette Drive, being bounded on the north by Lake Worth Drainage District Canal L-11 in an AR-Agricultural Residential 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) required perimeter landscaping
  - b) paved off-street parking areas or obtain Board of Adjustment relief
2. The developer shall preserve existing vegetation as shown an Exhibit Number 3 and shall incorporate said vegetation into the project design. Areas of existing vegetation to be preserved shall be shown upon the approved development plan prior to master plan and/or site plan certification. These preservation areas shall receive appropriate protection from damage and disturbance during the site development and construction phase. The minimum protection shall include highlighting of preservation areas through the installation of stakes installed a maximum of fifty (50) feet apart. Ropes, plastic, tape or ribbons shall be attached to the stakes around the perimeter of the protected area. Marking materials shall not be attached to a protected tree.

In addition, individual trees not within a preserved area shall be protected by a barrier, constructed of metal or wood, placed a distance of six feet apart, or at the radius of the dripline, whichever is greater.
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 Engineers approval.
4. 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 \$375.00 (14 trips X \$26.79 per trip).
5. The proposed vehicle and maintenance service uses shall be limited to those of an agricultural nature only.

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

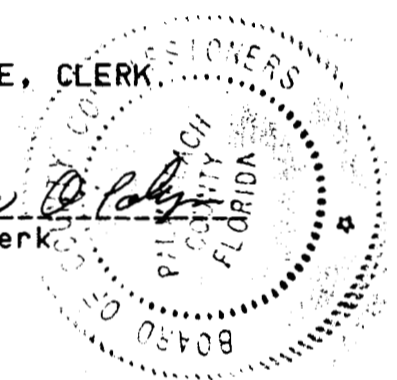
Karen Marcus --AYE  
Jerry L. Owens --AYE  
Ken Spillias --AYE  
Dorothy Wilken --AYE  
Kenneth M. Adams --ABSENT

The foregoing resolution was declared duly passed and adopted this 13th day of January, 1987 confirming action of June 27, 1986.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Barbara O. Lohy  
Deputy Clerk



APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

[Signature]  
County Attorney