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RESOLUTION NO. R- 87-225

RESOLUTION APPROVING ZONING PETITION 80-103(A), 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. 80-103(A) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on September 25, 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 required site plan modification, 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 10th day of February, 1987, that: Petition No. 80-103(A), the petition of EXXON CORPORATION By Anna Cottrell, Agent, for a SPECIAL EXCEPTION TO AMEND R SITE PLGN FOR A PLANNED COMMERCIAL DEVELOPMENT, INCLUDING MINI-WAREHOUSES PREVIOUSLY

APPROVED UNDER ZONING PETITION NO. 80-103, TO INCLUDE AN AUTOMOBILE REPAIR FACILITY WITH GASOLINE PUMP ISLANDS, TOGETHER WITH A CAR WASH on Lot 3, Sandalfoot Plaza, in Section 30,31, Township 47 South, Range 42 East, as recorded in Plat Book 48, Pages 186 & 187. Said property located on the northeast corner of the intersection of U.S. Highway 441 (S.R. 7) and Southwest 16th Street, being bounded on the east by Sandalfoot Plaza Drive in an 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 one (1) loading space.
2. The development shall retain the stormwater runoff in accordance with all applicable agency requirements in effect at the time of permit application, but as a minimum, 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.
3. 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 \$27,031.00 (1,009 trips X \$26.79 per trip).
4. Based on the Traffic Performance Standards (Category "B"), the Developer shall contribute an additional 66,758.00 toward Palm Beach County's existing Roadway Improvement Program. These total funds of \$33,789.00 are to be paid prior to the issuance of a Building Permit, or prior to January 1, 1987 which ever shall first occur.
5. If the "Fair Share Contribution for Road Improvements Ordinance" is amended to increase the Fair Share Fee, this additional amount of 96,758.00 shall be credited toward the increased Fair Share Fee.
6. Petitioner shall comply with all previous conditions of approval unless expressly modified herein.
7. Petitioner shall comply with the design requirements of the proposed wellfield protection Ordinance applicable to wellfield protection Zone Two.
8. Petitioner shall have a water recycling system for the carwash facility.

Commissioner Wilken, 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:

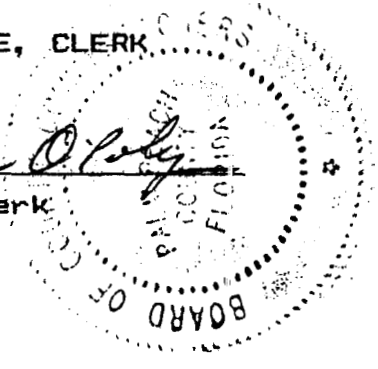
Karen T. Marcus	--	AYE
Jerry L. Owens	--	ABSENT
Ken Spillias	--	AYE
Dorothy Wilken	--	AYE
Kenneth M. Adams	--	AYE

The foregoing resolution was declared duly passed and adopted this 10th day of February, 1987, confirming action of September 25, 1986.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Barbara O'Shea
Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

[Signature]
County Attorney