

RESOLUTION NO. R- 87-498

RESOLUTION APPROVING ZONING PETITION 74-174(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. 74-174(A) was presented to the Board of County Commiseioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on December 1, 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 finding8 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, assembled in regular session this 31ST day of March, 19-87___, that: Petition No. 74-174(A), the petition of SUNBELT DISTRIBUTORS, INC., By John Sanford, Agent, for a SPECIAL EXCEPTION TO AMEND THE SITE PLAN FOR AN AUTO PAINTING FACILITY AND OFFICE/WAREHOUSE BUILDINGS, PREVIOUSLY APPROVED UNDER ZONING PETITION NO. 74-174, TO DELETE THE OFFICE/WAREHOUSE BUILDINGS AND TO ALLOW MINI-WAREHOUSES beginning at the intersection of the North line of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4

of Section 36, Township 43 South, Range 42 East, with the Westerly Right-of-way line of Military Trail (S.R. 809), thence due West along the said North line of the South 1/2 of the North 1/2 of the Northeast 1/4, of the Northeast 1/4 of the Southwest a distance of 616.82 feet; thence South 0 degrees 08'18" West, a distance of 221.62 feet; thence South 89 degrees 05'12" East, a distance of 616.72 feet, more or less to the aforesaid Westerly Right-of-way line of Military Trail; thence North 0 degrees 10'22" East, a distance of 231.45 feet to the Point of Beginning. Said property located on the west side of Military Trail (S.R. 809), approximately 300 feet north of Cambridge Street in an CG-General Commercial District was approved as advertised subject to the following conditions:

1. The developer shall comply with all previous conditions of approval unless modified herein.
2. Prior to site plan certification, the site plan shall be amended to include the following:
 - a. Site data information for the overall tree planting requirement.
 - b. The required minimum tree species mix.
 - c. The minimum landscape requirements pursuant to Ordinance 73-1 (previous Landscape Code), at the developed auto painting facility.
 - d. The location of the existing billboard on the south side of the auto painting facility.
 - e. Alternative Landscape Strip Number One or Two or specific Board permission to use Landscape Strip Number Three'along the western and southern property lines.
3. The perimeter buffer shall be properly maintained and kept free of trash and litter.
4. No openings of any kind shall be permitted in the exterior walls of the proposed building.
5. No signage shall be permitted on any of the nonfrontage exteriors.
6. Security lighting be directed away from surrounding residences and be of a low intensity.
7. Condition No. 1 of Petition No. 74-174 which states:

" 1. The developer shall lengthen the existing stacking lane on Military Trail (S.R. 809);"

is hereby deleted.
8. The developer shall retain the stormwater runoff in accordance in all applicable agency requirements in effect at the time of the permit application. However, at a

minimum, this 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 as approved by the County Engineer. In the event that the drainage system is not adequately maintained as determined by the County Engineer this matter will be reviewed by the Code Enforcement Board for enforcement.

9. 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 52,545.00 (95 trips X 526.79 per trip).
10. Use of the site shall be limited to self-storage only. There shall be no office/warehouse activity.


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

Karen T. Marcus	--	AYE
Jerry L. Owens	--	AYE
Carol Roberts	--	AYE
Dorothy Wilken	--	AYE
Kenneth M. Adams	--	AYE

The foregoing resolution was declared duly passed and adopted this 31ST day of March, 1987 confirming action of December 1, 1986.

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY
COMMISSIONERS..

JOHN B. DUNKLE, CLERK

BY: 
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY



County Attorney