

RESOLUTION NO. R- 87-1102

RESOLUTION IMPROVING ZONING PETITION 87-25, 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. 87-25 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on February 27, 1987 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 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, that: Petition No. 87-25, the petition of WILLIAM F. RYDER, JR., by Carl P. Kristoff, for a SPECIAL EXCEPTION TO ALLOW A COMMERCIAL NEW FIND USED, AUTOMOBILE, TRUCK, BOAT, MOTORCYCLE, MOBILE HOME, RECREATIONAL VEHICLE SITES AND RECREATIONAL REPAIR FACILITIES AND LOTS on Lots 13-16, Block 6 Amended Plat of West Gate Estates, Plat Book 9, Page 20. The property is located on the south side of Okeechobee Boulevard (SR 704) approximately 350 feet west of Suwanee Drive in

an CG-General Commercial Zoning 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. Elimination of the first parking stall in the southwest corner of the site.
2. Parking shall be limited to those spaces indicated on the site plan. No parking of vehicles is to be allowed in landscaped areas, rights-of-way, interior driveways, or the alley.
3. No building permit shall be issued for the subject property until such a time that the site is connected to a public sewer system.
4. There shall be no repair, oil change, car wash or maintenance of mechanical equipment conducted on the property until the facility is connected to the public water and sewer system.
5. Since sewer and water service are available to the property, neither septic tank nor well shall be approved for use on the property.
6. The developer shall retain the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application. However, at a minimum, this development shall retain onsite three (3") inches of the stormwater runoff generated by a three (3) year-one (1) 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.
7. 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 \$2,733.00 (102 trips X \$26.79 per trip).
 - a. Use of the site shall be limited to automobile leasing and customary accessory structures and service including resale of the petitioner's obsolete rental vehicles. No on site storage of automobiles other than for leasing shall be permitted. There shall be no on site storage of inoperable vehicles.

Commissioner Rdams, moved for approval of the petition.

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

Carol Roberts	--	Rye
Karen T. Marcus	--	Rye
Dorothy Wilken	--	Absent
Kenneth M. Adams	--	Rye

The foregoing resolution was declared duly passed and adopted this 28th day of July, 1987 confirming action of February 27, 1987.

PRLM BERCH COUNTY, FLORIDFI
BY ITS BORRD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller
Deputy Clerk

RPPROVED AS TO FORM
RND LEGAL SUFFICIENCY


County Attorney