

RESOLUTION NO. R-73-636

RESOLUTION APPROVING ZONING PETITION

WHEREAS, the Board of County Commissioners, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, and Chapter 70-863, Laws of Florida, Special Acts of 1970, 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. 73-172 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 28th September 1973.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 28th day of September, 1973, that petition No. 73-172, the petition of JACK C. MAY for the REZONING, FROM AGRICULTURAL DISTRICT TO CG-GENERAL COMMERCIAL DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A COMMUNITY SHOPPING CENTER on a parcel of land in Section 31, Township 46 South, Range 43 East, being more particularly described as follows: commencing at the Southwest corner of said Section 31 run Easterly along the South line thereof 990.0 feet, more or less, to a point in the West right-of-way line of Congress Avenue, the Point of Beginning and the Southwest corner of the herein described parcel; thence continue along said South line of Section 31, 676.0 feet; thence run Northerly on an angle of 83° 57' 12" as measured from West to North 660.0 feet; thence Easterly on an angle of 83° 57' 12", as measured from South to East, and on a line parallel with the South line of Section 31, 330.0 feet to a point in the West right-of-way line of Lake Worth Drainage District Canal E-4; thence

Northerly along a line forming an angle of 83° 5.7' 12" with the preceding course and along just said West right-of-way line a distance of 448.81 feet to an angle point in the Westerly right-of-way line of E-4 canal; thence deflecting 01° 13' 44" East and continuing along said right-of-way line 849.61 feet, more or less, to a point in the Southeasterly right-of-way line of Congress Avenue; thence Southwesterly, forming an angle of 42° 28' 04" with the preceding course, and along said right-of-way of Congress Avenue 490.63 feet to the beginning of a curve concave to the Southeast having a radius of 1849.80 feet and a central angle of 47° 41' 00"; thence Southwesterly along the arc of said curve 1539.46 feet to the end of said curve; thence continue Southerly along the tangent of said curve 250.12 feet, more or less, to the Point of Beginning, Said property located approximately 1 1/2 miles south of the intersection of Germantown Road and Congress Avenue, was approved as advertised subject to the following special conditions:

- (1) Developer shall record a plat for the shopping center;
- (2) At the time of platting, the developer shall construct the additional two (2) lanes within the project to provide for four (4) laning Congress Avenue;
- (3) Construction of the required turn lanes for the three (3) entrances to the shopping center, as indicated by the traffic impact analysis for the project, shall be provided at the developer's expense.

The foregoing resolution was offered by Commissioner Warren who moved its adoption. The motion was seconded by Commissioner Culpepper, and upon being put to a vote, the vote was as follows:

Lake Lytal	aye
E. W. Weaver	aye
Robert C. Johnson	aye
George V. Warren	aye
Robert F. Culpepper	aye

The Chairman thereupon declared the resolution duly passed and adopted this 16 day of October, 1973, confirming action of September 28, 1973.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: James S. Shelton
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY


ATTORNEY