

RESOLUTION NO. R-80-675

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, 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. 80-70 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 24 April 1980; 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. The proposal would be in harmony and compatible with the present and future development of the area concerned
2. The proposal would conform to the character of the district and its peculiar suitability for particular uses
3. The proposal would not be disruptive to the character of the neighborhoods **or** adverse to playgrounds, parks, schools and recreation areas

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 24th day of April, 1980, that Petition No. 80-70 the petition of ARVIDA CORPORATION by Alan J. Ciklin, Attorney, for THE FURTHER SPECIAL EXCEPTION TO ALLOW A PARKING LOT FACILITY AS AN ACCESSORY TO THE ARVIDA BUSINESS PLAZA, A PLANNED COMMERCIAL DEVELOPMENT APPROVED UNDER ZONING PETITION NO. 76-172 on a portion of the Northeast 1/4 of Section 23, Township 47 South, Range 42 East, being more particularly described as follows: Beginning at the most Easterly corner of Parcel 'G', ARVIDA BUSINESS PLAZA, as recorded in Plat Book 34, pages 14 and 15; thence South  $89^{\circ}30'16''$  West, along the North line of Parcels 'G', 'F' and 'D' of said plat ARVIDA BUSINESS PLAZA, a distance of 804.23 feet to a point on the East Right-of-Way line of Commercial Trail, as shown on said Plat ARVIDA BUSINESS PLAZA, said point also being a point on the arc of a circular curve to the left, whose radius point bears North  $70^{\circ}28'49''$  West from the last described point; thence Easterly and Northerly, along the arc of said curve, having a radius of 400.85 feet, an arc distance of 62.35 feet; thence North  $89^{\circ}30'16''$  East, along a line 60.00 feet North of, and parallel with, as measured at right angles to the North line of said Parcels 'D', 'F' and 'G', a distance of 841.92 feet to a point on the Westerly Right-of-Way line of Military Trail (State Road No. 809), as recorded in Road Plat Book 4, pages 139 through 142, inclusive, said point being on the arc of a circular curve to the right, whose radius point bears North  $49^{\circ}46'08''$  West from the last described point; thence Southerly and Westerly, along the Westerly Right-of-Way line of said Military Trail and the arc of said curve, having a radius of 1577.02 feet, and

arc distance of 81.00 feet to the POINT OF BEGINNING. Said property located on the west side of Military Trail (S.R. 809) and being bounded on the south by L.W.D.D. Canal No. 46, was approved as advertised.

Commissioner Foster, moved for approval of the petition.

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

Dennis Koehler, Chairman	-	Aye
Frank Foster, Vice Chairman	-	Aye
Bill Bailey, Member		Aye
Norman R. Gregory, Member	-	Absent
Peggy B. Evatt, Member		Absent

The foregoing resolution was declared duly passed and adopted this 20th day of May, 1980, confirming action of 24 April 1980.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Ruth Ann Altman*  
Deputy Clerk

APPROVE AS TO FORM  
AND LEGAL SUFFICIENCY

*[Signature]*  
County-Attorney

