

RESOLUTION NO. R- 81-1636

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. 81-217 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 19 November 1981; 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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this **19th** day of November, **1981**, that Petition No. 81-217 the petition of ALLEN SERVICE CENTERS OF FLORIDA, INC. by John Ewseychik, Agent, for a SPECIAL EXCEPTION TO AMEND THE SITE PLAN APPROVED UNDER ZONING PETITION NO. 79-52 TO INCLUDE AN AUTO SALES FACILITY AND LOT on a parcel of land in the South 1/2 of Lot 4, Block 2, Section 12, Township 44 South, Range 42 East, Palm Beach Plantations,

as recorded in Plat Book 10, page 20, being more particularly described as follows: Commencing at the Southeast corner of said Lot 4; thence on an assumed bearing of due West, (all other bearings related thereto) along the South line of said Lot 4, a distance of 50.03 feet to the Point of Beginning; thence continue due West, a distance of 150.00 feet; thence bear North  $02^{\circ}39'45''$  West, a distance of 166.68 feet; thence bear North  $89^{\circ}59'45''$  East, a distance of 10.05 feet; thence bear North  $02^{\circ}39'45''$  West, a distance of 117.07 feet to the beginning of a curve concave to the Southeast, having a radius of 34 feet and a central angle of  $92^{\circ}38'53''$ ; thence bear Northerly and Easterly, along the arc of said curve, a distance of 54.98 feet to the end of said curve; thence bear North  $89^{\circ}59'07''$  East, along a line tangent to said curve, a distance of 4.34 feet; thence bear South  $02^{\circ}39'46''$  East, a distance of 83.08 feet; thence bear North  $89^{\circ}59'07''$  East, a distance of 100 feet; thence bear South  $02^{\circ}39'52''$  East, a distance of 236.31 feet to the Point of Beginning. Less the Easterly 3.0 feet thereof for additional right-of-way for Military Trail. Said property located on the west side of Military Trail (S.R. 809), approximately .2 mile north of Forest Hill Boulevard (S.R. 882) in a CG-General Commercial District, was approved as advertised subject to the following conditions:

1. Petitioner shall align the project's south entrance with the existing median opening.
2. Petitioner shall construct a left turn lane, south approach, on Military Trail and the project's south entrance prior to the issuance of a Certificate of Occupancy.
3. Petitioner shall contribute One Thousand Five Hundred Dollars (**\$1,500.00**) toward the cost of meeting this project's direct and identifiable traffic impact, to be paid at the time of issuance of the building permit(s).
4. Petitioner shall maintain 6 foot opaque screening along the property's westerly boundary.

Commissioner Koehler, moved for approval of the petition.

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

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

The foregoing resolution was declared duly passed and adopted this 22d day of December, 1981, confirming action of 19 November 1981.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: [Signature]  
Deputy Clerk

APPROVE AS TO FORM  
AND LEGAL SUFFICIENCY

[Signature]  
County Attorney

