

RESOLUTION NO. R-73-431

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. 73-116 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 26 July 1973.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 26th day of July, 1973, that petition No. 73-116, the petition of THE WATERGATE COMPANY by Frank L. Glusman, Partner, for the REZOMING, FROM AG-AGRICULTURAL DISTRICT TO CG-GENERAL COMMEKCIAL DISTRICT, of a certain parcel in Section 25, Township 47 South, Range 41 East, being a part of Tract 55, 56 and abandoned 15 foot wide roadway on South side of Tract 56 of Florida Fruit Lands Companys Subdivision No. 2 of Section 25 recorded in Plat Book 1, page 102, Sheet No. 4, more particularly described as follows: from the intersection of the-Westerly right-of-way line of State Road No. 7 with the South line of said Section 25, as same is shown on plat of Watergate recorded in Plat Book 29, page 29, run thence North 88° 54 ' 16" West along the South line of Section 25 as shown on said Plat Book 29, page 29, a distance of 320.00 feet to the Southeast corner and

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the Point of Beginning of the herein described parcel; thence continue North $88^{\circ} 54' 16''$ West along said section line 224.85 feet to the Easterly line of property described in Official Record Book 1086, page 557; thence North $0^{\circ} 25' 44''$ East along said Easterly line 370.63 feet to a point in the Southerly right-of-way line of Sandalfoot Boulevard West as same is shown on Exhibits A and B, recorded in Official Record Book 1955, page 1599 through 1601; said right-of-way being the arc of a curve concave Northerly having a radius of 793.94 feet, a line radial to said curve passing through said point bears South $18^{\circ} 34' 48''$ East; thence Easterly along the arc of said curve subtending a central angle of $3^{\circ} 10' 23''$, a distance of 43.97 feet to a point of reverse curvature; thence Easterly along the arc of a 733.94 foot radius curve concave Southeasterly, subtending a central angle of $14^{\circ} 53' 51''$, a distance of 190.83 feet; thence departing from said Southerly line of Sandalfoot Boulevard West run South $0^{\circ} 28' 33''$ West 437.10 feet, more or less, to the Point of Beginning: AND THE REZONING, FROM CN-NEIGHBORHOOD COMMERCIAL DISTRICT TO CG-GENERAL COMMERCIAL DISTRICT of a parcel of land in Section 36, Township 47 South, Range 41 East, more particularly described as follows: beginning at the Southeast corner of Lot 2, Plat of Watergate, as same is recorded in Plat Book 29, page 29, run thence South $76^{\circ} 40' 17''$ East along the Easterly extension of the South line of said Lot 2, 406.84 feet to a point in the West right-of-way line of State Road No. 7 as now laid out and in use; thence North along said West right-of-way line a distance of 1024.57 feet; thence North $0^{\circ} 28' 33''$ East along said right-of-way line 996.26 feet; thence North $89^{\circ} 23' 54''$ West 319.68 feet; thence South $0^{\circ} 28' 33''$ West 1037.03 feet; thence North $88^{\circ} 54' 17''$ West 74.94 feet to the Northeast corner of aforesaid Lot 1 Plat of Watergate; thence South along the West line of said Plat a distance of 895.02 feet, more or less, to the Point of Beginning; less the East 75.00 feet for additional right-of-way of State Road No. 7, AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED COMMERCIAL DEVELOPMENT on a certain parcel in Section

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25, Township 47 South, Range.41 East, being a part of Tract 55, 56 and abandoned 15 foot wide roadway on South side of Tract 56 of Florida Fruit Lands Companys Subdivision No. 2 of Section 25 recorded in Plat Book 1, page 102, Sheet No. 4, more particularly described as follows: from the intersection of the Westerly right-of-way line of State Road as same is shown on Plat of Watergate recorded in Plat Book 29, page 29, run thence North $88^{\circ} 54' 16''$ West along the South line of Section 25 as shown on said Plat Book 29, page 29, a distance of 320.06 feet to the Southeast corner and the Point of Beginning of the herein described parcel; thence continue North $88^{\circ} 54' 16''$ West along said Section line 224.85 feet to the Easterly line of property described in Official Record Book 1086, page 557; thence North $0^{\circ} 25' 44''$ East along said Easterly line 370.63 feet to a point in the Southerly right-of-way line of Sandalfoot Boulevard West as same is shown on Exhibits A and B, recorded in Official Record Book 1955, page 1599 through 1601; said right-of-way being the arc of a curve concave Northerly having a radius of 793.94 feet, a line radial. to said curve passing through said point bears South $18^{\circ} 34' 48''$ East; thence Easterly along the arc of said curve subtending a central. angle of $3^{\circ} 10' 23''$, a distance of 43.97 feet to a point of reverse curvature; thence Easterly along the arc of a 733.94 foot radius curve concave Southeasterly, subtending a central angle of $14^{\circ} 53' 51''$, a distance of 190.83 feet; thence departing from said Southerly line of Sandalfoot Boulevard West run South $0^{\circ} 28' 33''$ West 437.10 feet, more or less, to the Point of Beginning; together with a parcel of land in Section 36, Township 47 South, Range 41 East, more particularly described as follows: beginning at the Southeast corner of Lot 2, Plat of Watergate, as same is recorded in Plat Book 29, page 29, run thence South $76^{\circ} 40' 17''$ East along the Easterly extension of the South line of said Lot 2, 406.84 feet to a point in the West right-of-way line of State Road No. 7 as now laid out and in use; thence North along said West right-of-way line a distance of 1024.57 feet; thence North $0^{\circ} 28' 33''$ East along said right-of-way line 996.26 feet;

thence North 89° 23' 54" West 319.68 feet; thence South 0° 28' 33" West, 1037.03 feet; thence North 88° 54' 17" West, 74.94 feet to the Northeast corner of aforesaid Lot 1 Plat of Watergate; thence South along the West line of said plat a distance of 895.02 feet, more or less, to the Point of Beginning; less the East 75.00 feet for additional right-of-way of State Road No. 7. Said property located on the west side of State Road No. 7 approximately .3 mile north of Broward County Line, was approved as advertised subject to the following conditions:

- (1) Prior to the issuance of any building permits, the developer shall dedicate, the additional ninety-nine (99) feet required to provide for the ultimate right-of-way for State Road No. 7;
- (2) The developer shall construct the turning lanes as shown on the site plan.

The foregoing resolution was offered by Commissioner Weaver, who moved its adoption. The motion was seconded by Commissioner Warren, 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	Absent from meeting.

The Chairman thereupon declared the resolution duly passed and adopted this 7th day of August, 1973.

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

JOHN B. DUNKLE, Clerk

By: Mary J. Webster
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY


COUNTY ATTORNEY