

RESOLUTION NO. R-74-780

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. 73-220 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 29 August 1974.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular *session* this 29th day of August, 1974, that petition No. 73-220, the petition of NISSIM HADJES for the REZONING, FROM AGRICULTURAL DISTRICT TO CG-GENERAL COMMERCIAL DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED GENERAL COMMERCIAL DEVELOPMENT on Tracts 116 through 120 inclusive, in Block 23, Palm Beach Farms Company Plat No. 3 in Section 28, Township 44 South, Range 42 East as recorded in Plat Book 2, pages 45 through 54, less that part of Tracts 116 through 120, inclusive, which is State Road right-of-way as recorded in State and County Road Plat Book 1, pages 128 through 135, inclusive, and the east 15.00 feet of Tract 120, which is road right-of-way. Said property located at the northwest corner of Lake Worth Road and Nassau Road, was approved as advertised, subject to the following special conditions:

- 1) Developer shall dedicate to Palm Beach County forty (40) feet of right-of-way from the centerline of Hadjes Boulevard and one hundred (100) feet of right-of-way from the centerline of Lake Worth Road;
- 2) Developer shall file a boundary plat;
- 3) Developer shall construct at his expense, as required by the **Traffic** Impact Analysis:
 - a) Hadjes Boulevard from the north property line to Lake Worth Road including turning lanes,
 - b) Nassau Road - three (3) lanes from Lake Worth Road and right turn lane,
 - c) Lake Worth Road - left and right turn lanes into development,
 - d) Left and right turn lanes and signalization of the intersection of Lake Worth Road with Hadjes Boulevard and Nassau Road;
- 4) Utilities shall be provided by U.D.C.

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

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|---------------------|----------|
| Robert F. Culpepper | - Yes |
| Lake Lytal | - Absent |
| E. W. Weaver | - Yes |
| Robert C. Johnson | - Yes |
| George V. Warren | - Yes |

The Chairman thereupon declared the resolution duly passed and adopted this 17th day of September , 1974, confirming action of 29 August 1974.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By Richard B. Smith
Deputy Clerk

APPROVED: 
Richard B. Smith
County Attorney