

RESOLUTION NO. R-75-463

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. 75-69 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 26 June 1975.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 26 day of June, 1975, that petition No. 75-69, the petition of THE ESTATE OF WILLIAM H. DYER AND NATIONAL FINANCIAL SERVICES by William R. Boose, Attorney, for the REZONING, FROM CN-NEIGHBORHOOD COMMERCIAL DISTRICT IN PART AND RM-RESIDENTIAL MULTIPLE FAMILY DISTRICT (MEDIUM DENSITY) IN PART TO CG-GENERAL COMMERCIAL DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A LARGE SCALE PLANNED COMMUNITY COMMERCIAL AND SHOPPING COMPLEX INCLUDING A MOTEL, GASOLINE SERVICE STATION AND FINANCIAL INSTITUTION on a parcel of land in the Northwest 1/4 of Section 9, Township 45 South, Range 43 East, more particularly described as follows: beginning at the Northeast corner of said Northwest 1/4 of Section 9, bear North 88° 53' 16" West, along the North line of said Northwest 1/4, being also the center line of Hypoluxo Road, a distance of 40.01 feet to the

intersection thereof with the Northerly extension of the Westerly right-of-way line of Seacrest Boulevard; thence, South 2° 29' 14" West along said West right-of-way line, a distance of 190.02 feet to the Point of Beginning of the herein described parcel; thence, continue South 2° 29' 14" West along said West right-of-way line a distance of 986.53 feet; thence, North 87° 30' 46" West, a distance of 868.06 feet to the intersection thereof with the Easterly right-of-way line of Interstate Highway No. 95 (I-95); thence, North 36° 02' 54" East, along said Easterly right-of-way line a distance of 91.17 feet; thence, North 10° 38' 03" East, along said Easterly right-of-way line a distance of 587.24 feet; thence, North 7° 25' 24" East, along said Easterly right-of-way line a distance of 305.20 feet; thence, North 61° 09' 47" East, along said right-of-way line a distance of 116.44 feet; thence, North 78° 28' 40" East, along said Easterly right-of-way line a distance of 265.19 feet; thence, North 51° 28' 34" East, along said Easterly right-of-way line a distance of 45.45 feet to the intersection thereof with the southerly right-of-way line of Hypoluxo Road; thence, South 88° 53' 16" East, along said Southerly right-of-way line a distance of 167.20 feet to a Point, said Point lying 150.00 feet Westerly of said Westerly right-of-way line of Seacrest Boulevard as measured along said Southerly right-of-way line of Hypoluxo Road; thence, South 2° 29' 14" West, along a line parallel to said Westerly right-of-way line of Hypoluxo Road, a distance of 137.00 feet; thence, South 88° 53' 16" East, along a line parallel to said Southerly right-of-way line of Hypoluxo Road, a distance of 150.00 feet to the intersection thereof with said Westerly right-of-way line of Seacrest Boulevard and the Point of Beginning. Said property located at the southwest corner, of the intersection of Hypoluxo Road and Seacrest Boulevard, was approved as advertised, subject to the following special conditions:

1. Upon the completion of 1-95 improvements, the Developer shall construct at the intersection of Seacrest Boulevard and Hypoluxo Road:
 - a. Left turn lane, east approach
 - b. Right and left turn lane, west approach
 - c. Signalization or signal upgrading, one (1) year after last building permit, if warranted.
2. Developer shall construct the following improvements on Seacrest Boulevard:
 - a. Left turn lane and by-pass at both entrances
 - b. Right turn lane, north entrance
 - c. Right and left turn lanes, south approach at Hypoluxo Road
3. Prior to the issuance of any building permits, the Developer shall execute a Unity of Title to insure that the drainage parcels will be under unity of title with the shopping center.

Commissioner Medlen, moved for approval of the petition.

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

E.W. Weaver	Absent
Lake Lytal	Yes
Robert F. Culpepper	Yes
Robert C. Johnson	Yes
William Medlen	Yes

The foregoing resolution was declared duly passed and adopted this 8th day of July, 1975, confirming action of 26 June 1975.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Walter Dill
COUNTY ATTORNEY.

By John B. Dunkle
Deputy Clerk