

RESOLUTION NO. R-75- 868

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 7.0-863, 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. 75-156 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 20 November 1975.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 20th day of November, 1975, that petition No. 75-156, the petition of DANIEL L. BAKST, TRUSTEE AND FLORIDA POWER AND LIGHT COMPANY by William R. Boose, Attorney, for the REZONING, FROM AG-AGRICULTURAL DISTRICT IN PART AND CN-NEIGHBORHOOD COMMERCIAL DISTRICT IN PART TO CG-GENERAL COMMERCIAL DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED COMMERCIAL DEVELOPMENT INCLUDING RETAIL STORES, PROFESSIONAL OFFICES, A FINANCIAL INSTITUTION, AN AUTOMOBILE SERVICE STATION AND AN ELECTRICAL POWER SUBSTATION on the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4, the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4, and the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 43 South, Range 42 East. Said property located on the west side of Military Trail (S.R. 809) approximately .8 mile north of Okeechobee Boulevard (S.R. 704), was approved as advertised, subject to the following special conditions:

1. Prior to the issuance of any building permits, the Developer shall convey to Palm Beach County, sixty (60) feet of right-of-way from the centerline of Military Trail, and the ultimate right-of-way for 12th Street North from the subject property and Donald Walker's property, as shown on the site plan.
2. Developer shall file a plat in accordance with Ordinance No. 73-4 as amended.
3. When the County has constructed 12th Street North, the Developer shall provide for the construction of the 3rd lane.
4. Developer shall construct the following at the intersection of 12th Street North and Military Trail:
  - a) Right turn lane, north approach
  - b) Left turn lane, south approach
  - c) Left and right turn lane, west approach
  - d) Signalization, if and when warranted.
5. Developer shall construct the following at the intersection of 12th Street North and the project's entrance:
  - a) Left and right turn lane, south approach
  - b) Left turn lane, east approach
  - c) Right turn lane, west approach
  - d) Signalization, if and when warranted.
6. Developer shall construct a right turn lane, north approach at the intersection of Military Trail and the project's north entrance.
7. Developer shall construct a left turn lane, south approach and signalization, if and when warranted, at the intersection of Military Trail and the project's south entrance.
8. The development is to be restricted to Phase I, i.e. the service station, power substation and 89,150 square feet of commercial area until the construction of 12th Street, at which time the developer shall provide a third lane from the project's northern entrance to Military Trail.

Commissioner **Lytal** , moved for approval of the petition.  
The motion was seconded by Commissioner **Culpepper** , and upon being;  
put to a vote, the vote was as follows:

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

The foregoing resolution was declared duly passed and adopted  
this 2d day of **December** , 1975, confirming action  
of November 20, 1975.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By *Paul John Ottman*  
Deputy Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

*Warren W. Dell*  
COUNTY ATTORNEY

