

RESOLUTION NO. R-76-372

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. 76-31 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 22 April 1976.

NOW, THEREFORE, RE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 22nd day of April, 1976, that petition No. 76-31, the petition of F.M.K. INCORPORATED, AND CARL T. AND FANNIE H. BLANCHARD, by Emily V. Obst, Agent, for the REZONING, FROM CN-NEIGHBORHOOD COMMERCIAL DISTRICT IN PART AND RS-RESIDENTIAL SINGLE FAMILY DISTRICT IN PART TO CG-GENERAL COMMERCIAL DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED COMMERCIAL DEVELOPMENT on a certain parcel in the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 44 South, Range 43 East, being more particularly described as follows: beginning at the intersection of the West line of the East 771.74 feet of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 44 South, Range 43 East, with the North right-of-way line of Summit Boulevard as shown on Road Plat Book 3, page 165; thence North 88° 08' 06" West along the said Northerly right-of-way line

of Summit Boulevard, a distance of 377.65 feet, more or less, to a line parallel with and 183 feet Easterly from the West line of said Section 5; thence North 2° 55' 04" East along said parallel line, a distance of 150 feet; thence North 88° 08' 06" West parallel with the Northerly line of said Summit Boulevard, a distance of 150 feet to a line parallel with and 33 feet Easterly from the West line of said Section 5, also being the Easterly right-of-way line of Congress Avenue, the same as shown on Road Plat Rook 3, pages 32 through 39; thence North 2° 55' 04" East along the Easterly right-of-way line of Congress Avenue, a distance of 201.12 feet, more or less, to the North line of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 5; thence South 88° 07' 56" East along said North line of the South 1/2 of the Northwest 1/4 of the Southwest 1/4, a distance of 529.78 feet, more or less, to the said West line of the East 771.74 feet of the Northwest 1/4 of the Southwest 1/4 of Section 5; thence South 3° 15' 14" West along the said West line of the East 771.74 feet, a distance of 351.14 feet, more or less, to the Point of Beginning; containing 3.745 acres, more or less. Said property bounded on the west by Congress Avenue (S.R. S-807) and on the South by Summit Boulevard, was approved as advertised, subject to the following special conditions:

1. Developer shall construct the following at the development's entrance at Summit Boulevard:
 - a. Left turn lane, west approach;
 - b. Right turn lane, east approach;
 - c. Right and left turn lanes, north approach.
2. Developer shall record an access easement, to be approved by the County Engineering Department, between Phase II and the driveway on to Congress Avenue and Summit Boulevard.

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:

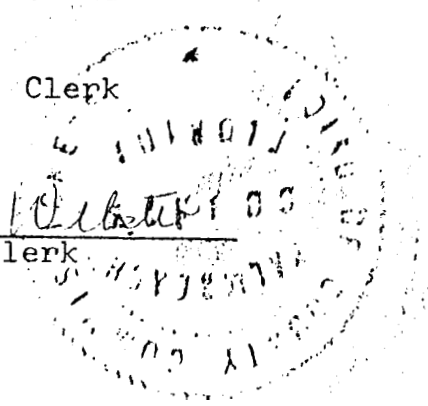
E.W. Weaver	Yes
Lake Lytal	Yes
Robert F. Culpepper	Yes
Robert C. Johnson	Yes
William Medlen	Yes

The foregoing resolution was declared duly passed and adopted
 this 4th day of May, 1976, confirming action
 of 22 April 1976.

PALM BEACH COUNTY, FLORIDA
 BY ITS BOARD OF COUNTY
 COMMISSIONERS

JOHN B. DUNKLE, Clerk

By Mary J. [Signature]
 Deputy Clerk



APPROVED AS TO FORM AND
 LEGAL SUFFICIENCY

Warrington Dill
 COUNTY ATTORNEY