

RESOLUTION NO. R-77- 478

RESOLUTION APPROVING ZONING PETITION

WHEREAS, the Board of County Commissioners, as the governing body, pursuant to the authority veoted in Chapter 163 and Chapter 125, Florida Statutes, fa 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. 77-43 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 28 April 1977

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 28th day of April, 1977, that petition No. 77-43 the petition of HUNT'S EASY STORAGE, by Lee Starkey, Agent for the REZONING, FROM CG-GENERAL COMMERCIAL DISTRICT, IN PART, AND RS-RESIDENTIAL SINGLE FAMILY DISTRICT, IN PART, TO IL-LIGHT INDUSTRIAL DISTRICT of the East 1/4 of the Southwest 1/4 of the Southwest, 1/4 of Section 4, Township 45 South, Range 43 East, less the North 170.0 feet of the South 220.04 feet of the West 60.0 feet of tho said East 1/4; also less that part of the East 1/4 of Southwest 1/4 of the Southwest 1/4 of said Section 4, being more particularly described as follows: begin at the East line of the Southwest 1/4 of Southwest 1/4 of said Section 4 at a point North 00° 58' 49" West 33 feet from the Southeast corner thereof; thence North 88° 53' 16" West 280.79 feet along the North boundary line of Hypoluxo Road; thence North 01° 02' 13" West 95.88 feet; thence South 88° 53' 16" East 280.89 feet to the

Westerly Right-Of-Way line of Seaboard Coast Line Railroad Company; thence South $00^{\circ} 58' 49''$ East 95.88 feet to the POINT OF BEGINNING; and also less that: part of the East $1/4$ of the Southwest $1/4$ of the Southwest $1/4$ of said Section 4, less existing Right-of-way of Hypoluxo Road, lying within the Boundary lines described as follows: commence on the East line of Southwest $1/4$ of the Southwest $1/4$ of said Section 4 at a point North $00^{\circ} 58' 49''$ West 33 feet From the Southeast corner thereof; thence North $88^{\circ} 53' 16''$ West 280.79 feet along the North boundary line of Hypoluxo Road; thence North $01^{\circ} 02' 13''$ West 95.88 feet to the POINT OF BEGINNING thence North $01^{\circ} 02' 13''$ West 60.04 feet; thence South $88^{\circ} 53' 16''$ East 185.28 feet; thence South $01^{\circ} 06' 44''$ West 60 feet; thence North $88^{\circ} 53' 16''$ West 183.00 feet to the POINT OF BEGINNING. AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED INDUSTRIAL DEVELOPMENT on the East $1/4$ of the Southwest $1/4$ of the South-west $1/4$ of Section 4, Township 45 South, Range 43 East, less the North 170.0 feet of the South 220.04 feet of the West 60.0 feet of the said East $1/4$; also less that part of the North 89.05 feet of the South 336.21 feet of said East $1/4$, lying West of the Westerly Right-of-way Line of the Seaboard Airline Railroad, less the Westerly 270.0 feet thereof; also less the following described parcel: commencing at the Southwest corner of the East $1/4$ of the Southwest $1/4$ of the Southwest $1/4$ of Section 4, run Easterly, along the South line of said Section 4, a distance of 230 feet; thence Northerly along a line parallel with and 230 feet Easterly from (measured along the South Line of said East $1/4$) the West line of said East $1/4$, a distance of 189.85 feet to the Southeast corner and the Point of Beginning of the herein described parcel; thence continuing Northerly along said parallel line a distance of 100.35 feet; thence, Westerly making an angle with the preceding course of $92^{\circ} 13' 30''$, along a line parallel with and 290 feet Northerly from (measured along the West line of the said East $1/4$) the South line of Section 4, a distance

of 64.55 feet; thence Southerly making an angle with the preceding course (measured from East to South) of $90^{\circ} 15' 52''$, a distance of 49.83 feet; thence continue Southerly, making an angle with the preceding course (measured from North thru East to South) of $180^{\circ} 16' 53''$, a distance of 50.43 feet to a point in a line parallel with and 190 feet Northerly from (measured along the West line of said East 1/41 the South line of Section 4; thence Easterly along the just said parallel line a distance of 69.18 feet, more or less, to the Point of Beginning; also less that part of the North 200 feet of the South 550 feet (measured along the West line of said East 1/41 of the Southwest 1/4 of the Southwest 1/4 of said Section 4, less the West 270 feet thereof (measured along the South Line of said East 1/4 of said Section 4, lying West of the West Right-Of-Way line of the Seaboard Coastline Railroad; also less that part of the East 3/4 of Southwest 1/4 of the Southwest 1/4 of said Section 4, being more particularly described as follows: begin at the East line of Southwest 1/4 of Southwest 1/4 of said Section 4 at a point North $00^{\circ} 50' 49''$ West 33 feet from the Southeast corner thereof; thence North $88^{\circ} 53' 16''$ West 280.79 feet along the North boundary line of Hypoluxo Road; thence North $01^{\circ} 02' 13''$ West 95.88 feet; thence South $88^{\circ} 53' 16''$ East 280.89 feet to the Westerly Right-Of-Way line of Seaboard Coast Line Railroad Company; thence South $00^{\circ} 58' 49''$ East 95.88 feet to the POINT OF BEGINNING; and also less that part of the East 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 4, less existing Right-Of-Way of Hypoluxo Road, lying within the Boundary lines described as follows: commence on the East line of Southwest 1/4 of the Southwest 1/4 of said Section 4, at: a point North $00^{\circ} 58' 49''$ West .33 feet from the Southeast corner thereof; thence North $88^{\circ} 53' 16''$ West 280.79 feet along the North boundary line of Hypoluxo Road; thence North $01^{\circ} 02' 13''$ West 95.88 feet to the POINT OF BEGINNING; thence North $01^{\circ} 02' 13''$ West 60.04 feet; thence South $88^{\circ} 53' 16''$ East 185.28 feet; thence South $01^{\circ} 06' 44''$

West 60 feet; thenoe North 88° 53' 16" West 183.00 feet to the POINT OF BEGINNXNG. Said property located on the north side of Hypoluxo Rood, approximately .2 mile east of High Ridge Road, was approved as advertised subject to the following epecial conditions:

1. Developer shall provide seventy-five (75) percent opaque screening along the property lines which abut residential..
2. On-site lighting shall be erected in such a manner that it will be directed away from the residences in the area.

Commissioner Koehler , moved for approval of the petition.

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

Lake Lytal, Chairman	-	Yes
Peggy Evatt, V. Chairmah	-	Yes
William Medlen	-	Yes
Dennis Koehler	-	Yes
Bill Bailey	-	Yes

The foregoing resolution was declared duly passed and adopted this 17th day of May , 1977, confirming action of 28 April 1977.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Ruth Ann Cotton*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

William D. Dell
County Attorney

