

RESOLUTION NO. R-78-73

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, 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. 77-195 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 29 December 1977.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session the 29th day of December, 1977, that petition No.77-195 the petition of RONALD J. CATANZARO, by Edward Kuhnel, Attorney for the REZONING, FROM RH-RESIDENTIAL MULTIPLE FAMILY DISTRICT (HIGH DENSITY) TO CG-GENERAL COMMERCIAL DISTRICT of a parcel of land being a part of the East 1/2 of Section 3, Township 41 South, Range 42 East, more particularly described as: Commencing at the East 1/4 corner of said Section 3 thence South 2° 04' 10" West (an assumed bearing and all other bearings relative thereto) along the East line of the Southeast 1/4, 22.29 feet to the Southerly right-of-way line of Indiantown Road (S.R. 706) and the Point of Beginning; thence North 88° 41' 15" West along the Southerly right-of-way line of Indiantown Road, 45.73 feet to a point of curvature; thence Northwesterly along the arc of a curve concave to the North having a Central Angle of 6° 23' 30" and a radius of 3869.83 feet, 431.70 feet to a point of tangency; thence continuing along said right-of-way line North 82° 17' 45" West, 177.95 feet to the intersection of the West line of the East 1/4 of the Northeast 1/4 of said Section 3, thence South 2° 15' 39" West along said West line, 26.09 feet to the Northwest

corner of the East 1/4 of the Southeast 1/4 of Section 3; said point also being the Northeast corner of ~~Will~~ Bush's Addition to Jupiter, Florida, as recorded in Plat Book 23, Page 233; thence South $02^{\circ} 06' 36''$ West along the West line of the East 1/4 of the Southeast 1/4 of Section 3, said line also being the East line of ~~Will~~ Bush's Addition to Jupiter, 775.03 feet; thence North $59^{\circ} 04' 10''$ East, 651.91 feet to a point on a non-tangent curve concave to the North, having a radius of 4279.74 feet and a central angle of $0^{\circ} 54' 13''$ and whose chord bears South $88^{\circ} 14' 08''$ East from this point; thence Easterly along the arc of said curve 67.49 feet to a point of tangency; thence South $88^{\circ} 41' 15''$ East, parallel with the Southerly right-of-way line of Indiantown Road, 40.32 feet to the East line of Section 3; thence North $2^{\circ} 04' 10''$ East along the East line, 409.95 feet to the Point of Beginning, subject to a drainage easement along the Easterly 100 feet as described in Official Record Book 243, Page 273, LESS a parcel of land more particularly described as lying between the South right-of-way line of S.R. 706 (Indiantown Road) and a line 250 feet South of and parallel with the said South right-of-way line; lying West of the East line of Section 3 and lying East of the East line of "Will Bush's Addition to Jupiter" as recorded in Plat Book 23, Page 233, AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED COMMERCIAL DEVELOPMENT on a parcel of land being a part of the East 1/2 of Section 3, Township 41 South, Range 42 East, more particularly described as: Commencing at the East 1/4 corner of said Section 3 thence South $2^{\circ} 04' 10''$ West (an assumed bearing and all other bearings relative thereto) along the East line of the Southeast 1/4, 22.29 feet to the Southerly right-of-way line of Indiantown Road (S.R. 706) and the Point of Beginning; thence North $88^{\circ} 41' 15''$ West along the Southerly right-of-way line of Indiantown Road, 45.73 feet to a point of curvature; thence Northwesterly along the arc of a curve concave to the North having a central angle of $6^{\circ} 23' 30''$ and a radius of 3869.83 feet, 431.70 feet to a point of tangency; thence continuing along said right-of-way line North

82° 17' 45" West 177.95 feet to the intersection of the West line of the East 1/4 of the Northeast 1/4 of said Section 3, thence South 2° 15' 39" West along said West line 26.09 feet to the Northwest corner of the East 1/4 of the Southeast 1/4 of Section 3; said point also being the Northeast corner of Will Bush's addition to Jupiter, Florida as recorded in Plat Book 23, Page 233, thence South 02° 06' 36" West along the West line of the East 1/4 of the Southeast 1/4 of Section 3, said line also being the East line of Will Bush's Addition to Jupiter, 775.03 feet; thence North 59° 04' 10" East, 651.91 feet to a point on a non-tangent curve concave to the North, having a radius of 4279.74 feet and a central angle of 0° 54' 13" and whose chord bears South 88° 14' 08" East from this point; thence Easterly along the arc of said curve 67.49 feet to a point of tangency; thence South 88° 41' 15" East, parallel with the Southerly right-of-way line of Indiantown Road, 40.32 feet to the East line of Section 3; thence North 2° 04' 10" East along the East line, 409.95 feet to the Point of Beginning, subject to a drainage easement along the Easterly 100 feet as described in Official Record Book 243, Page 273. Said property located on the south side of Indiantown Road (S.R. S-706; West Ocean Boulevard), approximately 3.9 miles east of Jupiter Farms Road (100th Avenue North), was approved as advertised subject to the following special conditions:

1. Developer shall convey to Palm Beach County an additional thirty (30) feet from the centerline of Indiantown Road for the ultimate right-of-way.
2. Developer shall construct a left turn lane, east approach on Indiantown Road to the east entrance.
3. Developer shall construct the entrance to the proposed service road from Indiantown Road, said entrance to be thirty-six (36) feet wide.
4. Developer shall construct a full four (4) lane section at the proposed main entrance to a distance mid-way between the curve at the south end of the property and the rear entrance.

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

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

The foregoing resolution was declared duly passed and adopted
this 17th . day of January , 1978, confirming action
of 29 December, 1977.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Richland Otterson*

Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

James D. Hill
County Attorney

