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Commencing at the intersection of the West line of Tract 36 according to said plat and the present South right-of-way line of 10th Avenue North as shown on Road Plat Book 3, at Page 147; thence South $87^{\circ}44'21''$ East along the South right-of-way line of 10th Avenue North (the South right-of-way line of 10th Avenue North is assumed to bear South $87^{\circ}44'21''$ East and all other bearings are relative thereto) a distance of 26.94 feet to a point; thence South $01^{\circ}49'19''$ West a distance of 20.00 feet to the Point of Beginning of the **following** described parcel: Thence South $87^{\circ}44'21''$ East parallel to said South right-of-way line of 10th Avenue North a distance of **220.0** feet to a point; thence South $01^{\circ}49'19''$ west a distance of 20.00 feet to a point; thence South $87^{\circ}44'21''$ East a distance of 20.00 feet to a point; thence South $01^{\circ}49'19''$ West a distance of 127.00 feet to a point; thence North $87^{\circ}44'21''$ West a distance of **14.10** feet to a point; thence South $02^{\circ}15'39''$ West a distance of 148.01 feet to a point; thence South $87^{\circ}44'21''$ East a distance of 152.73 feet to a point; thence South $01^{\circ}49'19''$ West a distance of 65.00 feet to a point; thence South $87^{\circ}44'21''$ East a distance of **2.50** feet to a point; thence South $01^{\circ}49'19''$ West a distance of 45.00 feet to a point; thence North $87^{\circ}44'21''$ West a distance of **175.00** feet to a point; thence North $01^{\circ}49'19''$ East a distance of **20.00** feet to a point; thence North $88^{\circ}10'41''$ West a distance of 45.00 feet to a point; thence North $43^{\circ}15'15''$ West a distance of 108.96 feet to a point; thence North $02^{\circ}15'39''$ East a distance of 20.00 feet to a point; thence North $87^{\circ}44'21''$ West a distance of **148.00** feet to a point; thence North $01^{\circ}49'19''$ East a distance of 20.00 feet to a point; thence North $87^{\circ}44'21''$ West a distance of 20.00 feet to a point; thence North $01^{\circ}49'19''$ East a distance of 122.00 feet to a point; thence South $87^{\circ}44'21''$ East a distance of 20.00 feet to a point; thence North $01^{\circ}49'19''$ East a distance of 20.00 feet to a point; thence South $87^{\circ}44'21''$ East a distance of 45.00 feet to a point; thence North $01^{\circ}49'19''$ East a distance of 107.00 feet to a point; thence South $87^{\circ}44'21''$ East a distance of 20.00 feet to a point; thence North $01^{\circ}49'19''$ East a distance of 20.00 feet to the Point of Beginning, together with a parcel of land, being a portion of Tracts 34 and 35, according to the Plat of Model Land Company's Subdivision of Section 20, Township 44 South, Range 43' East, as recorded in **Plat**

Book 5, at Page 79, being more particularly described as follows:
Commencing at the intersection of the West line of Tract 36,
according to said **Plat** and the present South right-of-way line of
10th Avenue North as shown on Road Plat Book 3, at Page 147; thence
south **87°44'21"** East along the South right-of-way of 10th Avenue
North (the south right-of-way line of 10th Avenue North is assumed to
bear South **87°44'21"** East and all other bearings are relative
thereto) a distance of 351.96 feet to a point; thence departing from
said right-of-way line South **01°49'19"** West a distance of 20.00 feet
to the Point of Beginning of the following described parcel; thence
South **87°44'21"** East parallel to the South right-of-way line of 10th
Avenue North a distance of 220.00 feet to a point; thence South **01°
49'19"** West a distance of 20.00 feet to a point; thence South **87°
44'21"** East a distance of 20.00 feet to a point; thence South **01°
49'19"** West a distance of **365.01** feet to a point; thence North **87°
44'21"** West a distance of 20.00 feet to a point; thence South **01°
49'19"** West a distance of 20.00 feet to a point; thence North **87°
44'21"** West a distance of 165.02 feet to a point; thence North **01°
49'19"** West a distance of 45.00 feet to a point, thence North **87°
44'21"** West a distance of **2.50** feet to a point; thence North **01°
49'19"** East a distance of **65.00** feet to a point; thence North **87°
44'21"** West a distance of 59.19 feet to a point; thence North **02°
15'39"** East a distance of **148.01** feet to a point; thence North **87°
44'21"** West a distance of 14.43 feet to a point; thence North **01°
49'19"** East a distance of 127.00 feet to a point; thence South **87°
44'21"** East a distance of 20.00 feet to a point; thence North **01°
49'19"** East a distance of 20.00 feet to the Point of Beginning, and a
parcel of land, being a portion of Tracts 34, 35 and 36, according to
the Plat of Model Land Company's Subdivision, as recorded in Plat
Book 5, at Page 79, being more particularly described as follows:
Commencing at the intersection of the West line of Tract 36 according
to said plat and the present South right-of-way line of 10th Avenue
North as shown on Road Plat Book 3, at Page 147; thence South **87°
44'21"** East along the South right-of-way line of 10th Avenue North a
distance of 596.95 feet to a point; thence South **01°49'19"** West a
distance of 430.01 feet to a point; thence North **87°44'21"** West a
distance of 766.22 feet to a point lying on the West line of said

Tract 36 and the Easterly right-of-way line of Lake Worth Drainage District Canal Number E-4; thence North 23°22'04" East along said right-of-way line and Tract line a distance of 460.92 feet to the Point of Beginning. Said property located on the southwest corner of the intersection of 10th Avenue South, approximately 220 feet west of **Boutwell** Road in a CS-Specialized **Commercial District** was approved as advertised **subject** to the following conditions:

1. petitioner shall modify the existing striping to **provide** for a left turn lane, east approach, on **10th** Avenue North at the project's entrance **prior** to the issuance of a Certificate Of Occupancy,
2. The developer will take reasonable **precautions** during the development of this **project** to insure that fugitive **particulates** (dust particles) from this project do not become a **nuisance** to neighboring properties.
3. The developer will take necessary precautions to insure there will be no pollutant runoff from this project to adjacent or nearby surface waters.
4. Significant native vegetation on site shall be preserved.
5. Site plan shall reflect required parking, access and loading dimensions.
6. The development shall retain **onsite** 85% of the storm water runoff generated by a three (3) year storm per requirements of the Permit Section, Land Development Division.
7. The developer shall construct a right turn lane, east approach, on 10th Avenue North at Florida Mango Road, concurrent with a paving and drainage Permit issued from the Office of the County Engineer, however in no event later than twelve (12) months from Special Exception approval. The construction shall include but not be limited to the relocation of the existing curb and gutter and the relocation of the existing sidewalk.
8. The developer shall contribute Eight Thousand and Sixty-Three Dollars (**\$8,063.00**) toward the cost of meeting this project's direct and identifiable **impact, to be paid** at the time of issuance of the **building** permit,

Credit for the impact fee based upon a certified cost estimate per the County Engineer's approval shall be applied **toward** Condition Number 7 above.

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

Peggy E. Evatt, Chairman -- AYE
Ken Spillias, Vice Chairman -- AYE
Dennis P. Koehler, Member -- **ABSENT**
Dorothy Wilken, Member -- **AYE**
Bill Bailey, Member -- **ABSENT**

The foregoing resolution was declared duly passed and adopted this ~~30th~~ day of August , 1983 , confirming action of 26th May 1983.

PALM BEACH COUNTY,
FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Lisa Cropp
Deputy Clerk:

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

John Condit
County Attorney

