

. RESOLUTION NO. R- 85-1944

RESOLUTION APPROVING ZONING PETITION 77-87(D), Special Exception

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. 77-87(D) was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 30th September 1985; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various county review agencies and the recommendations of the Planning Commission; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This proposal is consistent with the requirements of the Comprehensive Plan and Zoning Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this the 30th of September 1985, that Petition No. 77-87(D) the petition of CENTER PROPERTIES, LTD., By William Jacobson, Agent for a SPECIAL EXCEPTION TO AMEND THE MASTER PLAN FOR LAKESIDE GREEN PLANNED UNIT DEVELOPMENT, PREVIOUSLY APPROVED UNDER ZONING PETITION NO. 77-87 TO ALLOW ACCESS TO THE COMMERCIAL TRACT FROM ROEBUCK ROAD AND ACCESS TO THE PLANNED UNIT DEVELOPMENT FROM HAVERHILL ROAD on a parcel of land lying in Section 13, Township 43 South, Range 42 East, more particularly described as follows:

Commencing at the Northwest corner of said Section 13; thence South 88 degrees 23'48" East along the North line of the Northwest 1/4 of said Section 13, a distance of 50.00 feet;; thence South 01 degree 38'43" West, a distance of 40.00 feet to the South Right-of-way line of

Roebuck Road (said Right-of-Way line being a line 40.00 feet South of, as measured at right angles and parallel with the North line of said Northwest 1/4 and the Point of Beginning; thence South 88 degrees 23'48" East, along said South Right-of-way line, a distance of 516.64 feet; thence South 01 degree 38'43" West, a distance of 600.00 feet to a portion of the North line of that parcel conveyed to Flo Realty, Inc., by Deed Recorded in Official Record Book 2805, Page 108, thence North 88 degrees 23'48" West, along said North line, a distance of 41.03 feet to a portion of the Northerly boundary of the plat of Foxwood Estates Plat No. 2, as recorded in Plat Book 36, Page 82, thence traversing along said Northerly boundary through the following four courses and distances:

1. North 63 degrees 41'00" West, a distance of 23.78 feet.
2. North 88 degrees 21'17" West, a distance of 225.00 feet to the beginning of a curve, concave to the Southeast, having a radius of 100.00 feet and a central angle of 26 degrees 01'19".
3. Westerly along the arc of said curve, a distance of 45.42 feet to a non-tangent line.
4. North 88 degrees 23'48" West, along said non-tangent line, a distance of 185.13 feet to the existing East Right-of-Way line of Haverhill Road (said Right-of-way line being a line 50.00 feet East of, as measured at right angles and parallel with the West line of the Northwest 1/4 of said Section 13); thence departing from said Northerly boundary North 01 degree 38'43" East, along said East Right-of-way line, a distance of 600.00 feet to the Point of Beginning.

Said property located on the southeast corner of the intersection of Roebuck Road and Haverhill Road in an RS-Residential Single Family District was approved as advertised subject to the following conditions:

1. Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties.
2. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.
3. The petitioner shall present a notarized Affidavit of Disclosure

at the Zoning Authority meeting.

4. Property owner shall construct on Roebuck Road at the project's entrance:

- a) Left turn lane east approach
- b) Right turn lane west approach

5. Property owner shall construct on Haverhill Road at the project's entrance:

- a) Left turn lane north approach
- b) Right turn lane south approach

6. Property owner shall revise the site plan to include one access onto the adjacent road to the east approximately 200 feet south of Roebuck Road. Signage shall be placed at this entrance specifying "No Deliveries".

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

Ken Adams, Chairman	--	ABSENT
Karen T. Marcus, Vice Chairman	--	AYE
Kenneth Spillias, Member	--	NAY
Jerry L. Owens, Member	--	AYE
Dorothy Wilken, Member	--	AYE

The foregoing resolution was declared duly passed and adopted this 3rd day of December 1985 confirming action of the 30th September 1985.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Linda C. Hickman  
Deputy Clerk



APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

Linda C. Hickman  
County Attorney

FILED THIS ..... DAY OF  
 DEC 03 1985, 19 .....

AND RECORDED IN

MINUTE BOOK NO. .... AT

PAGE ..... RECORD VERIFIED  
 JOHN B. DUNKLE, CLERK

BY dn ..... G.C.