

RESOLUTION NO. R-88- 1225

RESOLUTION APPROVING ZONING PETITION NO. 87-43
REZONING **PETITION** OF GKC **ASSOCIATES, INC.**

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. 87-43 was presented to the Board of County **Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing** conducted on **July 24, 1987** ; 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, **this approval is** subject to **Zoning Code Section 402.9** (Mandatory **Review of Development Approvals**) and other **provisions** requiring that **development** commence in a **timely** manner; 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 local 1 and development regulations.**

NOW, THEREFORE, BE **IT RESOLVED** BY THE BOARD OF COUNTY **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA**, that **Petition No. 87-43, the petition** of GEC ASSOCIATES, INC. for a REZONING FROM CS-SPECIALIZED COMMERCIAL ZONING DISTRICT TO CG-GENERAL COMMERCIAL ZONING **DISTRICT** on a **parcel of land lying in PARCEL A:** a **parcel of land in Section 4, Township 42 South, Range 43 East, commencing at the point of intersection of the center line of State Highway No. 4 (U. S. No. 1) with the South line of the Northwest 1/4 of said Section 4; thence Northeast along said center line a distance of 2,350 feet to the Point of Beginning; thence continue along said center line, a distance of 100 feet; thence West along a line parallel to the South line of said 1/4 section a distance of 485.46 feet; thence Southerly parallel with the center line of said State Highway No. 4, a distance of 100.0 feet; thence . Easterly along a line parallel to the South line of said 1/4 section, a distance of 485.46 feet to the Point of**

Beginning. Less and except for the following described parcel: **Commencing at the point of intersection** of the centerline of U. S. Highway No. 1. As shown in Road Flat Book 2, Pages 105 through 117, with the South line of the Northwest quarter Section 4 aforesaid; thence North 12 degrees 03' 40" East, along the centerline of said U. S. Highway No. 1 (the centerline of said U. S. Highway No. 1 is assumed to bear North 12 degrees 03' 40" East and all other bearings are relative thereto) a distance of 2350.0 feet to a point; thence North 90 degrees 00' 00" West, parallel with the South line of the Northwest 1/4 of said Section 4, a distance of 52.15 feet to the Point of Beginning of the herein described parcel, said point being on the Westerly Right-of-Way line of said U. S. Highway No. 1; thence North 12 degrees 03' 40" East, along the Westerly Right-of-Way line of said U. S. Highway No. 1, a distance of 100.00 feet to a point; thence North 90 degrees 00' 00" West, parallel with the South line of the Northwest 1/4 of said Section 4 and departing from the Westerly Right-of-Way line of said U. S. Highway No. 1, a distance of 7.16 feet to a point; thence South 12 degrees 03' 40" West, parallel with the centerline of said U. S. Highway No. 1, a distance of 100.00 feet to a point; thence South 90 degrees 00' 00" East, parallel with the South line of the Northwest 1/4 of said Section 4, a distance of 7.16 feet to the Point of Beginning! together with Parcel B beginning at the point of intersection of the Westerly Right-of-Way line of State Road No. 5 (U. S. Highway No. 1) with the South line of the Northwest 1/4 of Section 4, Township 42 South, Range 45 East, run thence Northeast along said Right-of-Way line a distance of 2150 feet to the Point of Beginning; thence continue Northeast along said Right-of-Way line a distance of 200 feet; thence run Westerly parallel to said South line of the Northwest 1/4 a distance of 509.79 feet to the Northeast corner of the replat of Guarino Subdivision as recorded in Flat Book 24, Page 26, thence run Southerly at right angles to preceding course, a distance of 195.58 feet to the Southeast corner of Guarino Subdivision; thence run Easterly, parallel to said South line the Northwest 1/4 a distance of 468.0 feet to a point in said Westerly Right-of-Way line of State Road No. 5, the Point of Beginning less and except for the following described parcel: commencing at the point of intersection of the centerline of U. S. Highway No. 1, as shown in Road Flat Book 2, Pages 105 through 117, with the South line of the Northwest 1/4 of Section 4 aforesaid; thence North 12 degrees 03' 40" East, along the centerline of said U. S. Highway No. 1 (the centerline of said U. S. Highway No. 1 is assumed to bear North 12 degrees 03' 40" East and all other bearings are relative thereto) a distance of 2150.0 feet to a point; thence North 90 degrees 00' 00" West, parallel with the South line of the Northwest 1/4 of said Section 4, a distance of 52.15 feet to the Point of Beginning of the herein described parcel, said point being on the Westerly Right-of-Way line of said U. S. Highway No. 1; thence North 12 degrees 03' 40" East, along the Westerly Right-of-Way line of said U. S. Highway No. 1, a distance of 200.0 feet to a point; thence North 90 degrees 00' 00" West, parallel with the South line of the

Northwest 1/4 of said **Section 4** and departing from the **Westerly** Right-of-Way **line of said U. S. Highway No. 1, a distance** of 7.16 feet to a **point**; thence South 12 degrees 03. 40" West, parallel with the **center-line of said U. S. Highway No. 1, a distance** of 200.0 feet to a point; thence South 90 degrees 00' 00" East. **Parallel with the South line** of the Northwest 1/4 of **said Section 4, a distance** of 7.16 feet to the **Point of Beginning**, located on the **west side** of U.S. Highway No. 1, approximately .1 miles south of **Juno Road, in a CG-General Commercial Zoning District, was approved as advertised.**

Commissioner Marcus, 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**:


Carol A. Roberts -- Absent
Carol J. Elmquist -- Aye
Karen T. Marcus -- We
Dorothy Wilken -- Aye
Kenneth M. Adams -- Aye

The foregoing **resolution** was declared **duly** passed and adopted this 9th day of August, 1988 confirming **action** of **July 24, 1987.**

AFFROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

BY:


COUNTY ATTORNEY

BY:


DEPUTY CLERK

