

7/44/43

RESOLUTION NO. R-91-1166

RESOLUTION APPROVING RECOMMENDATION OF  
STATUS REPORT NO. SR 85-164.3  
TO AMEND CONDITIONS OF APPROVAL OF  
RESOLUTION NO. R-86-481  
WHICH APPROVED THE SPECIAL EXCEPTION OF  
WILSHIRE CORPORATION  
PETITION NO. 85-164

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, systematic monitoring and review of approved zoning actions help implement the goals and objectives of the Comprehensive Plan.

WHEREAS, the notice and hearing requirements as provided for in Section 402.9 of the Palm Beach County Zoning Code have been satisfied; and

WHEREAS, pursuant to Section 402.9, Status Report SR 85-164.3 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at a public hearing conducted on January 2, 1991; and

WHEREAS, the Board of County Commissioners, sitting as the Zoning Authority, has reviewed Status Report SR 85-164.3 and considered testimony presented by the applicant and other interested parties, and the recommendations of the various county review agencies; and

WHEREAS, Section 402.9 of the Palm Beach County Zoning Code authorizes the Board of County Commissioners, sitting as the Zoning Authority, to add or modify conditions of approval; and

WHEREAS, the Board of County Commissioners, sitting as the Zoning Authority, made the following findings of fact:

1. This proposal is consistent with the requirements of the Comprehensive Plan and local land development regulations; and
2. The conditions listed below require this petition to develop more in conformity with current standards of development.

WHEREAS, Section 402.5 of the Zoning Code requires that the action of the Board of County Commissioners, sitting as the Zoning Authority, be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that the recommendation of Status Report No. SR 85-164.3, amending Conditions of Approval of Resolution No. R-86-481, the Special Exception of Wilshire Corporation, Petition No. 85-164, on the East 190 feet of the South 115.77 feet, less the North 30 feet of the South 115.77 feet thereof and **also** less the North 5 feet of the South 85.77 feet thereof, (as shows in Right-of-way deed Recorded Official Record Book 1482, Page 301) of Lot 1, Block 1 of Model Land Company's Subdivision of Section 7, Township 44 South, Range 43 East, less the East 50 feet thereof, in Plat Book 10, Page 20; and Lot 1, less the West 190 feet and less the East 10 feet thereof, Block 2 and the East 150 feet of Lot 2, less the East 10 feet thereof, Block 2, Laguna Park No. 2, as recorded in Plat Book 21, Page 65. Subject to and with an Easement for Judy Lane Road Right-of-way, in Deed Book 1001, Page 145, in common with owners of adjacent land.

Above described property and Judy Lane Easement as shown on an Unrecorded Plat of Price Lake and Vicinity, by Kenyon Riddle, dated January 2, 1954, being located on the southwest corner of the intersection of Congress Avenue and Riddle Road, in a CG-General Commercial Zoning District, is approved, subject to the following conditions:

1. The petitioner shall comply with all previous conditions of approval unless expressly modified herein.
2. A new site plan shall be submitted to the Zoning Division which restricts the use of the property by imposing the **CC-Community Commercial District development regulations.** This shall be done prior to April 4, 1991. No building permits shall be issued until the site plan is approved.

Commissioner Roberts moved for approval of the Resolution.

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

KAREN T. MARCUS, CHAIR	--	Aye
CAROL J. ELMQUIST	--	Aye
CAROL ROBERTS	--	Aye
CAROLE PHILLIPS	--	Aye
MARY MCCARTY	--	Aye
KEN FOSTER	--	Aye
MAUDE FORD LEE	--	Aye

The Chair thereupon declared the resolution was duly passed and adopted this 3rd day of September, 1991.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

BY: *Richard Alter*

JOHN B. DUNKLE, CLERK

BY: *Judith Creskovic*

