

RESOLUTION APPROVING RECOMMENDATION OF
STATUS REPORT NO. SR 76-31(A)
TO AMEND CONDITIONS OF APPROVAL OF
RESOLUTION NO. R-88-1806
WHICH APPROVED THE SPECIAL EXCEPTION OF
JAMES D. LASSITER, RAYMOND G. TRONZO, AND JOHN T. CHRISTIANSON
PETITION NO. 76-31(A)

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 76-31(A) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at a public hearing conducted on March 28, 1991; and

WHEREAS, the Board of County Commissioners, sitting as the Zoning Authority, has reviewed Status Report SR 76-31(A) 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 76-31(A), amending Conditions of Approval of Resolution No. R-88-1806, the Special Exception of James D. Lassiter, Raymond G. Tronzo, and John T. Christianson, Petition No. 76-31(A), on the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 44 South, Range 43 East, being more particularly described as follows:

Beginning at the intersection of the West line of the East 771.74 feet of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 44 South, Range 43 East, with the North right-of-way line of Summit Boulevard as shown on Road Plat Book 3, Page 165, thence North 88 degrees 08' 06" West along the said Northerly right-of-way line of Summit Boulevard, a distance of 377.65 feet, more or less, to a line parallel with and 183.00 feet Easterly from the West line of said Section 5; thence North 2 degrees 55' 04" East along said

line, a distance of 150.00 feet; thence North 88 degrees West parallel with the Northerly line of said Summit Boulevard, a distance of 150.00 feet to a line parallel with and 33.00 feet Easterly from the West line of said Section 5, also being the Eastern right-of-way line of Congress Avenue, the same as shown on Road Plat Book 3, Page 32 through 39; thence North 2 degrees 55' 04"; East along the Easterly right-of-way line of Congress Avenue, a distance of 201.12 feet, more or less to the North line of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of said section 5; thence South 88 degrees 07' 56" East along said North line of the south 1/2 of the Northwest 1/4 of the Southwest 1/4, a distance of 529.78 feet, more or less, to the said West line of the East 771.74 feet of the Northwest 1/4 of the Southwest 1/4 of Section 5; thence South 3 degrees 15' 14" West along the said West line of the East 771.74 feet, a distance of 351.14 feet, more or less, to the POINT OF BEGINNING.

Together with Lots 1 through 10, Block 1, PALM ACRES ESTATES, as recorded in Plat Book 20, Page 5 of the Public Records, being located on the southeast corner of Congress Ave. and Oklahoma Street, bounded on the south by Summit Boulevard, in a CG-General Commercial Zoning District, is approved, as amended, subject to the following conditions:

1. The petitioner shall comply with all previous conditions of approval unless expressly modified herein.
2. Prior to July 1, 1991, if the Zoning Division determines that the current site plan does not meet the landscape code, the property owner shall submit a site plan which complies with the current landscape code to the maximum extent possible.

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

BY: *Kathleen Carter*

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: *Judith Croshaw*

