

RESOLUTION APPROVING ZONING PETITION

WHEREAS, the Board of County Commissioners, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, and Chapter 70-863, Laws of Florida, Special Acts of 1970, 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. 76-29 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 25 March 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 25th day of March, 1976, that petition No. 76-29, the petition of L.S.T., INC. by Louis B. Bills, President, for the REZONING, FROM CN-NEIGHBORHOOD COMMERCIAL DISTRICT IN PART AND RS-RESIDENTIAL SINGLE FAMILY DISTRICT IN PART TO CG-GENERAL COMMERCIAL DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED COMMERCIAL DEVELOPMENT, BEING A LARGE SCALE COMMUNITY SHOPPING CENTER on the following described parcel of land: that portion of Palm Avenue, lying between the South line of Olive Street and the North line of Floral Street, as shown on Plat of New Palm Beach Heights, as recorded in Plat Book 6, page 73; Excepting therefrom the part thereof which lies within 60 feet on each side of, measured at right angles to, the center line of Survey of State Road No. 5, Section 9304-112, as shown on right-of-way map recorded in Road Plat Book 2, page 114;

together with that certain portion of a street designated as Oleander Avenue in New Palm Beach Heights, which portion of said street is bounded by Lots 10 through 18, Block 11, on its Easterly side, by Lots 1 through 9, Block 12, on its Westerly side, by the South line of Olive Street on the North, and by the North line of Floral Street on the South, all as shown on Plat of New Palm Beach Heights, recorded in Plat Book 6, page 73; together with those parts of Lots 11 to 18, inclusive, in Block 7, lying Westerly of the Westerly right-of-way line of State Road No. 5, as shown on the right-of-way map recorded in Road Plat Book 2, page 114; together with Lots 1 to 18 inclusive, in Block 11; and together with Lots 1 to 14, inclusive in Block 12, all in New Palm Beach Heights, recorded in Plat Book 6, page 73; all being located in Section 28, Township 41 South, Range 43 East. Said property located at the southwest corner of the intersection of Donald Ross Road and U.S. No. 1, was approved as advertised, subject to the following special conditions:

1. Prior to the issuance of any building permits, the Developer shall convey to Palm Beach County, sixty (60) feet from centerline for Donald Ross Road for the ultimate right-of-way for said Road.
2. Developer shall construct a left turn lane, south approach and a right turn lane, north approach at the intersection of U.S. Highway No. 1 and Floral Lane.
3. Developer shall construct a left turn lane, east approach at the intersection of Coconut Avenue with Phase II, or when Donald Ross Road is four (4) laned.
4. Developer shall pave Coconut Avenue from Donald Ross Road to the development's entrance.
5. Developer shall construct, at the center entrance on Donald Ross Road, a left turn lane with Phase I but no median cut shall be allowed when Donald Ross Road is reconstructed.

6. Developer shall not be allowed a median cut in U.S. Highway No. 1 except at Floral Lane.

7. Developer shall install and maintain a six (6) foot high, ninety (90) percent opaque landscape buffer along the western and southern boundary.

Commissioner Culpepper, moved for approval of the petition.

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

E.W. Weaver	Yes
Lake Lytal	Yes
Robert F. Culpepper	Yes
Robert C. Johnson	Yes
William Medlen	Yes

The foregoing resolution was declared duly passed and adopted this 6th day of April, 1976, confirming action of 25 March 1976.

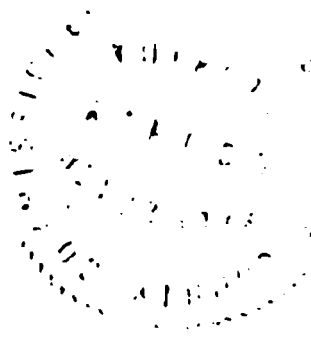
PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Wm W. Dill
COUNTY ATTORNEY

By [Signature]
Deputy Clerk



FILED THIS 6th DAY OF
April, 1976
AND RECORDED IN RESOLUTION
MINUTE BOOK NO. 53 AT
PAGE 184-186 RECORD VERIFIED
JOHN B. DUNKLE, CLERK

BY Marjorie B. Jennings D.C.