

RESOLUTION NO. R-81-1222

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, 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. 81-156 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 27 August 1981; 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. The proposal would be in harmony and compatible with the present and future development of the area concerned

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 27th day of August, 1981, that Petition No. 81-156 the petition of HIBEL-PLOTKIN REALTY by M. Richard Sapir, Attorney, for a SPECIAL EXCEPTION TO ALLOW AN OFFICE/WAREHOUSE COMBINATION on the North 210 feet of the following described parcel: From the Quarter Section corner in the East line of Section 31, Township 42,

South, Range 43 East, run thence North  $87^{\circ}39'55''$  West on the East-West Quarter Section line a distance of 2876.15 feet to a point 215.00 feet West of the Center of said Section 31, said point being on the Westerly Right-of-Way line of Central and Southern Florida Flood Control District Canal "C-17", and is the point of beginning of the parcel herein conveyed; thence continue North  $87^{\circ}39'55''$  West on said Quarter Section line a distance of 108.0 feet to a point on the Easterly Right-of-Way line of Garden Road, as now laid out and in use; thence run South  $2^{\circ}33'05''$  West on said Easterly Right-of-Way line a distance of 56.62 feet to the beginning of a curve concave to the West and having a radius of 1950.08 feet and a central angle of  $12^{\circ}21'14''$ ; thence continue Southerly on said Easterly Right-of-Way line, on the arc of said curve, a distance of 420.47 feet to the end of said curve; thence run South  $14^{\circ}54'19''$  West a distance of 24.02 feet to a point on the Northerly Right-of-Way line of State Road No. 710, which Right-of-Way is a curve, concave to the North and having a radius of 2159.83 feet; thence run Easterly on the arc of said curve a distance of 157.38 feet to a point on the aforesaid Westerly Right-of-Way line of Canal "C-17"; thence run North  $2^{\circ}33'05''$  East on said Westerly Right-of-Way line a distance of 523.14 feet, more or less, to the Point of Beginning. Said property located on the east side of Garden Avenue, approximately 150 feet north of S.R. 710 (Bee Line Highway). in a CG-General Commercial District, was approved as advertised subject to the following condition:

1. Petitioner shall contribute One Thousand Five Hundred Dollars (\$1,500.00) toward the cost of meeting this project's direct and identifiable traffic impact to be paid at the time of issuance of the building permits.

Commissioner Evatt, moved for approval of the petition.

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

Frank Foster, Chairman	-	Aye
Norman Gregory, Vice Chairman	-	Aye
Bill Bailey, Member	-	Aye
Dennis Koehler, Member	-	Aye
Peggy E. Evatt, Member	-	Aye

The foregoing resolution was declared duly passed and adopted  
 this 29th day of September, 1981, confirming action of  
 27 August 1981.

PALM BEACH COUNTY, FLORIDA  
 BY ITS BOARD OF COUNTY  
 COMMISSIONERS

JOHN B. DUNKLE, Clerk

By *Scott A. ...*  
 Deputy Clerk

APPROVE AS TO FORM  
 AND LEGAL SUFFICIENCY

*James B. ...*  
 County Attorney

FILED THIS 29<sup>th</sup> DAY OF  
 September 1981  
 AND RECORDED IN RESOLUTION  
 MINUTE BOOK NO. 231  
 PAGE 565-567  
 JOHN B. DUNKLE, CLERK  
 BY.....D.C.