

RESOLUTION NO. R-74- 342

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. 74-60 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 25 April 1974.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 25th day of April, 1974, that petition No. 74-60, the petition of THE EDWARD J. DeBARTOLO CORPORATION by Robert J. Schreiber, Vice President, for the REZONING, FROM AG-AGRICULTURAL DISTRICT TO CG-GENERAL COMMERCIAL DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A LARGE SCALE REGIONAL SHOPPING CENTER INCLUDING AN AUTOMOTIVE SERVICE CENTER, UTILITY FACILITIES AND FINANCIAL INSTITUTION on a tract of land beginning at the Southwest corner of Tract 38, as shown on the plat of Section 19, Township 45 South, Range 43 East, recorded in Plat Book 7, page 19; thence run North 0° 51' 51" West (assumed), along the West line of its Northerly extension of said Tract 38, a distance of 1332.27 feet; thence run South 87° 58' 21" West, a distance of 20.0 feet; thence run North 0° 51' 51" West, a distance of 1191.31 feet; thence run North 88° 5' 26" East, a distance of 1800.0 feet; thence run South 0° 59' 39" East, a distance of 472.86 feet; thence run North 88° 5' 26" East, a distance of 750.84 feet;

thence run South 0° 59' 39" East, a distance of 90.01 feet; thence run South 88° 5' 26" West, a distance of 856.73 feet; thence run South 43° 32' 54" West, a distance of 57.02 feet; thence run South 0° 59' 39" East, a distance of 529.99 feet; thence run South 46° 27' 6" East, a distance of 56.11 feet; thence run North 88° 5' 26" East, a distance of 856.73 feet; thence run South 0° 59' 39" East, a distance of 90.01 feet; thence run South 88° 5' 26" West, a distance of 856.73 feet; thence run South 43° 32' 54" West, a distance of 57.02 feet; thence run South 0° 59' 39" East, a distance of 529.99 feet; thence run South 46° 27' 6" East, a distance of 56.11 feet; thence run North 88° 5' 26" East, a distance of 856.73 feet; thence run South 0° 59' 39" East, a distance of 90.01 feet; thence run South 88° 5' 26" West, a distance of 856.73 feet; thence run South 43° 32' 53" West, a distance of 57.02 feet; thence run South 0° 59' 39" East, a distance of 581.62 feet; thence run North 89° 46' 34" West, a distance of 1640.0 feet to the Point of Beginning. Said property located on the south side of Lake Worth Drainage District Boynton Canal and on the west side of Congress Avenue, containing approximately 103 acres, was approved as advertised, subject to the following special conditions:

Developer shall:

- 1) provide continuous left turn lane on Congress Avenue from south of State Road 804 to just north of project;
- 2) provide channelized right turn lanes on Congress Avenue into the three (3) entrances to Congress Avenue north approach;
- 3) install signals at all entrances to the site except the west entrance and Old Boynton Road;
- 4) provide at the intersection of Old Boynton Road and Congress Avenue:
 - a. left turn lane south approach
 - b. signalization installed by developer;
- 5) provide at the intersection of State Road 804 and entrance road extension:

- a. right turn lane east approach
- b. left turn lane west approach
- c. right and left turn lanes north approach;
- 6) provide at the intersection of Congress Avenue and State Road 804:
 - a. signalization up-graded by the developer
 - b. right, thru, and left turn lanes all approaches;
- 7) all signals on Congress Avenue shall be progressive linked;
- 8) receive approval of drainage from the Lake Worth Drainage District;
- 9) preserve the pine area located on the subject property;
- 10) Boundary Plat shall be filed.

The foregoing resolution was offered by Commissioner Lytal , who moved its adoption. The motion was seconded by Commissioner Warren , and upon being put to a vote, the vote was as follows:

Robert F. Culpepper	- Yea
Lake Lytal	- Yea
E. W. Weaver	- Yea
Robert C. Johnson	- Yea
George V. Warren	- Yea

The Chairman thereupon declared the resolution duly passed and adopted this 7th day of May , 1974, confirming action of 25 April 1974.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By *Juanita S. Malcolm*
Deputy Clerk

APPROVED AS TO FORM AND
CONTENT

[Signature]
B. Small
County Attorney