

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. 74-110 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 25 July 1974.

NOW, THEREFORE, RE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 25th day of July, 1974, that petition No. 74-110, the petition of K L, INC., by Louis B. Bills, President, for the REZONING, FROM CN-NEIGHBORHOOD COMMERCIAL DISTRICT TO CG-GENERAL COMMERCIAL DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED COMMERCIAL DEVELOPMENT on a parcel of land lying in the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 42 South, Range 42 East, being more particularly described as follows: commencing at the Northeast corner of the Northwest 1/4 of Section 24 aforesaid; thence South 01° 34' 06" West along the North-South quarter section line of said Section 24 (the North-South quarter section line of said Section 24 is assumed to bear South 01° 34' 06" West and all other bearings are relative thereto) a distance of 285.0 feet to a point; thence North 88° 08' 54" West a distance of 50.0 feet to the Point of Beginning of the herein described parcel, said point being in the Westerly right-of-way line of Military Trail as now laid out and in use; thence continue North 88° 08' 54" West a distance of 146.89 feet

to a point; thence North 01° 34' 06" East a distance of 10.0 feet to a point; thence North 46° 09' 21" West a distance of 58.26 feet to a point; thence North 01° 34' 06" East a distance of 136.19 feet to a point in the Southerly right-of-way line of Northlake Boulevard as now laid out and in use; thence North 88° 08' 54" West along said Southerly right-of-way line of Northlake Boulevard a distance of 350.0 feet to the Point of Intersection with the Easterly right-of-way line of North Virginia Avenue as now laid out and in use; thence South 01° 34' 06" West along said Easterly right-of-way line of North Virginia Avenue a distance of 562.90 feet to a point; thence South 88° 25' 54" East a distance of 540.0 feet to a point in the said Westerly right-of-way line of Military Trail; thence North 01° 34' 06" East along said Westerly right-of-way line of Military Trail a distance of 375.23 feet to the Point of Beginning. Said property located at the southeast corner of Lake Park Road and North Virginia Avenue, was approved as advertised subject to the following special conditions.:

- 1) Developer shall pave North Virginia Avenue from Northlake Boulevard to the turnout at the north side of Shopping Center;
- 2) Developer shall install signalization if warranted, at development entrances from Northlake Boulevard and Military Trail;
- 3) Prior to the issuance of any building permits the developer shall convey to Palm Beach County sixty (60) feet of right-of-way from the centerline of Northlake Boulevard and sixty (60) feet of right-of-way from the centerline of Military Trail;
- 4) There shall be a right turn access only at the east turnout at Northlake Boulevard;
- 5) There shall be a right turn access only at the north turnout at Military Trail;

6) Prior to the issuance of any building permits or commencement of any construction, the first step in preparing the property for development shall be to provide an effective opaque landscape screening on the west and south property lines.

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	- Yes
Lake Lytal	- Yes
E. W. Weaver	- Yes
Robert C. Johnson	- Yes
George V. Warren	- Yes

The Chairman thereupon declared the resolution duly passed and adopted this 3rd day of September, 1974, confirming action of 25 July 1974.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By *Robert Lytal*
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL EFFECT
[Signature]
Michael B. Smith
County Attorney