

RESOLUTION NO. R-75-35

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. 74-180 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 19 December 1974.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 19 day of December, 1974, that petition No. 74-180, the petition of CITY NATIONAL BANK OF MIAMI, TRUSTEE, by Michael Taines, Agent, for the REZONING, of a portion of Lots 11 and 12, Block 82, Palm Beach Farms Company's Plat No. 3, in Sections 30 and 31, Township 47 South, Range 42 East, as recorded in Plat Book 2, page 53, being more particularly described as follows: commence at the centerline intersection of Southwest 66th Avenue and Southwest 19th Street, as shown on that Plat of "Sandalfoot Cove, Section 1", recorded in Plat Book 28, pages 225 and 226, and run on an assumed bearing of North 0° '54' 55" West along the centerline of said Southwest 66th Avenue for 75.00 feet; thence run South 89° 05' 05" West for 40.00 feet to a point lying on the Westerly right-of-way line of said Southwest 66th Avenue, said point being the Point of Beginning; thence

run North 0° 54' 55" West along said Westerly right-of-way line of Southwest 66th Avenue for 777.77 feet; thence run North 89° 59' 03" West along the North line of the South 1/2 of said Lot 11, Block 82, for 867.39 feet to a point lying on a line parallel to and 45 feet East of as measured at right angles to the West line of Block 82; thence run South 1° 37' 51" East along said line parallel to and 45 feet East of as measured at right angles to the West line of Block 82 for 816.93 feet to a point lying on the North right-of-way line of said Southwest 19th Street; thence run North 89° 05' 05" East along said North right-of-way line of Southwest 19th Street for 832.07 feet to a point of curvature; thence run Northeasterly, Northerly and Northwest-erly along a circular curve to the left having a radius of 25.00 feet and a central angle of 90° 00' 00" for an arc distance of 39.27 feet to a Point of Tangency, said point being the Point of Beginning, containing 16.025 acres more or less, FROM AG-AGRICULTURAL DISTRICT TO CG-GENERAL COMMERCIAL DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED COMMERCIAL DEVELOPMENT on a portion of Lot 99, Block 81, and portions of Lots 11 and 12, Block 82, Palm Beach Farms Company Plat No. 3 in Sections 30 and 31, Township 47 South, Range 42 East, as recorded in Plat Book 2, page 53, together with that certain 50 foot road reservation lying between said Lots 99 and 11, and also together with, that certain 25 foot road reservation and that certain canal reservation lying West of and adjacent to said Lots 99, 11, and 12, and being all more fully described as follows: Commencing at the intersection of the centerline of Southwest 66th Avenue and the centerline of Southwest 14th Street, as shown on the plat of Sandalfoot- Cove, Section 1, as recorded in Plat Book 28, pages 225 and 226, thence South 0° 54' 55" East along the said centerline of Southwest 66th Avenue, a distance of 75 feet; thence South 89° 05' 05" West, a distance of 40 feet to a point on the West right-of-way line of said Southwest 66th Avenue and the Point of Beginning; thence South 0° 54' 55" East along the said West right-of-way line, a distance of 1680 feet to a point of

curve; thence Southwesterly along a curve to the right, with a radius of 25 feet and a central angle of $90^{\circ} 00' 00''$, an arc distance of 39.27 feet to a Point of Tangency and a point on the North right-of-way line of Southwest 19th Street as shown on the said plat of Sandalfoot Cove, Section 1; thence South $89^{\circ} 05' 05''$ West, along the said North right-of-way line, a distance of 848.09 feet to a point on a curve; thence Northwesterly along a curve to the left with a radius of 111 feet and a central angle of $21^{\circ} 44' 07''$, an arc distance of 42.11 feet to a point reverse curve; thence Northwesterly along a curve to the right, with a radius of 65.26 feet, and a central angle of $33^{\circ} 45' 25''$, an arc distance of 38.45 feet to a Point of Tangency; thence North $1^{\circ} 22' 50''$ West, along a line 51 feet East of and parallel to the East right-of-way line of State Road No. 7 (said East right-of-way line being 33 feet East of and parallel to the centerline of the existing pavement) a distance of 1113.18 feet; thence North $0^{\circ} 32' 43''$ West, along the said parallel line, a distance of 411.56 feet to a point of curve; thence Northerly along a curve to the right, with a radius of 65.21 feet, and a central angle of $5^{\circ} 01' 26''$, an arc distance of 5.72 feet; thence North $89^{\circ} 05' 05''$ East, a distance of 126.11 feet; thence South $0^{\circ} 54' 55''$ East, a distance of 25 feet; thence North $89^{\circ} 05' 05''$ East, a distance of 150 feet; thence North $0^{\circ} 54' 55''$ West, a distance of 150 feet to a point on the South right-of-way line of Southwest 14th Street; thence North $89^{\circ} 05' 05''$ East along the said South right-of-way line, a distance of 606 feet to a point of curve; thence Southeasterly along a curve to the right, with a radius of 25 feet and a central angle of $90^{\circ} 00' 00''$, an arc distance of 39.27 feet to the Point of Beginning, Less that portion lying West of the West 45 feet of said Blocks 81 and 82 of said Palm Beach Farms Company 'Plat No. 3, containing 33.620 acres, more or less. Said property located on the east side of State Road No. 7 between Southwest 14th Street (Sandalfoot Boulevard) and Southwest 19th Street (Marina Boulevard), was approved as advertised, subject to the following

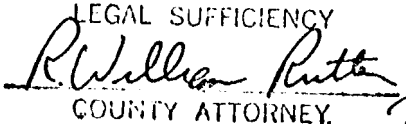
special conditions:

1. Developer shall construct the following turn lanes at State Road No. 7, when it is determined by the County Engineering Department, that they are needed:
 - a) Left turn lane, north approach at Southwest 3rd Street;
 - b) Left turn lane, north approach at Southwest 14th Street;
 - c) Right turn lane, south approach at Southwest 18th Street.
2. Developer shall construct the Shopping Center's entrance in accordance with the design of Kimley-Horn and Associates on Exhibit 7-13, Drawing No. 900.56-1 and 2;
3. Developer shall install signalization at the intersection of Southwest 3rd Street, Southwest 14th Street and Southwest 18th Street with State Road No. 7, when it is determined by the County Engineering Department, that they are needed;
4. Developer shall satisfy the drainage discharge of the requisite Drainage District and provide the necessary structures to meet reasonable water quality improvements,

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

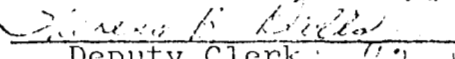
Robert F. Culpepper	- Yes
Lake Lytal	- Yes
E. W. Weaver	- Yes
Robert C. Johnson	- Yes
William Medlen	- Yes

The Chairman thereupon declared the resolution duly passed and adopted this 21st day of January, 1975, confirming action of 19 December 1974.

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

COUNTY ATTORNEY.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By 
Deputy Clerk