

RESOLUTION NO. R-75-157

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. 75-22 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 27 February 1975.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 27th day of February, 1975, that petition No. 75-22, the petition of EARL H. MARTIN for the REZONING, FROM CN-NEIGHBORHOOD COMMERCIAL DISTRICT TO CG-GENERAL COMMERCIAL DISTRICT of the East 75.69 feet of the South 1/2 of Tract 73, Model Land Company Subdivision of Section 19, Township 44 South, Range 43 East, as recorded in Plat Book 6, page 66, and the South 1/2 of Lot 26, Block 3, and Lots 1 and 38, Block 6, of Millers Addition and that part of Alpha Street lying West of Lots 1 and 38 and the South 1/2 of Lot 26, including Section of Coral Street lying between East lines of the South 1/2 of Lot 26 and the East line of Lot 1, included as recorded in Plat Book 16, page 16, together with a strip of land 11.24 feet in width lying between the West line of Millers Addition (West line of Alpha Street) and the East line of said Tract 73, in Section 19, less the right-of-way for State Road No. 802 (Lucerne Avenue) and less the

South 110 feet of the West 10 feet of above described parcel, together with the following described parcel being part of Tract 73, in Section 19, Township 44 South, Range 43 East, according to Model Land Company Plat as recorded in Plat Book 6, page 66, more particularly described as follows: Beginning at the Northwest corner of said Tract 73, proceed East along the North line of said Tract 73, a distance of 156 feet to the Point of Beginning; thence continue along said North line a distance of 174 feet to the Northeast corner of Tract 73; thence proceed South along the East line of Tract 73 a distance of 317.5 feet to a point of said East line; proceed West a distance of 174 feet; thence proceed North along a line parallel with East line of Tract 73 a distance of 317.5 feet to the Point of Beginning; Subject to drainage easement on the South 3 feet thereof. Said property located on the north side of Lake Worth Road (Lucerne Avenue; S.R. 802) approximately 0.1 mile west of Congress Avenue. (S.R. 807), was approved amended to include a Special Exception for a Planned Commercial Development subject to the following special conditions:

1. Petitioner shall submit a Traffic Entrance Study and a detailed drainage study, prior to the certification of the Site Plan by the Site Plan Review Committee.
2. Prior to the issuance of any building permits, the developer shall dedicate to Palm Beach County the additional ten (10) feet of right-of-way required for Lake Worth Road. Said dedication shall be by boundary plat.

The foregoing resolution was offered by Commissioner Johnson , who moved its adoption. The motion was seconded by Commissioner Culpepper , 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 18th day of March, 1975, confirming action of 27 February 1975.

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY
R. William Rutter
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By

J. Kate Koecher
Deputy Clerk

