

RESOLUTION NO. R-76- 922

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. 76-129 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 23 September 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 23 day of September 1976, that petition No. 76-129 the petition of ROGER L. SCIINTZIUS by William R. Boose, III, Attorney, for the REZONING, FROM RH-RESIDENTIAL MULTIPLE FAMILY DISTRICT (HIGH DENSITY) TO CG-GENERAL COMMERCIAL DISTRICT of a parcel of land in the Northwest 1/4 of Section 4, Township 42 South, Range 43 East, described as follows: Commencing at the intersection of the center line of State Road No. 5 (U.S. Highway No. 1) with the South line of the Northwest 1/4 of said Section 4; thence Northeasterly along the center line of said highway, a distance of 1000 feet to a point in the South line of land described in Deed, recorded in Deed Book 1074, Page 675; thence Westerly parallel to the South line of said Northwest 1/4 and along the South line of land described in said Deed, a distance of 42.95 feet to a point in the Westerly right-of-way line of said State Road No. 5, as shown on State Road Department right-of-way map, recorded in Road Plat Book 2, pages 105 to 118, inclusive, and referred to thereon as "Property

Right-of-Way Line"; thence continue Westerly along the same course, a distance of 400 feet; thence Northerly, at right angles to the preceding course, a distance of 25 feet to the Point of Beginning, and the Southwest corner of the parcel of land herein described; thence continue Northerly along the same course a distance of 109.74 feet; thence Easterly parallel to the South line hereof, a distance of 428.79 feet to a point in said westerly right-of-way line of State Road No. 5; thence Southerly along said Westerly right-of-way line, a distance of 112.22 feet; thence Westerly, parallel to the North line hereof, a distance of 405.34 feet, more or less, to the Point of Beginning; LESS however the East 250.00 feet thereof, as measured at right angles with the said westerly right-of-way line of State Road No. 5; containing 0.41 acres, more or less, AND THE FURTHER SPECIAL EXCEPTION TO ALLOW AN AUTO SERVICE STATION, AN AUTOMATIC CAR WASH, AND AN OFFICE/WAREHOUSE COMBINATION on a parcel of land in the Northwest 1/4 of Section 4, Township 42 South, Range 43 East, described as follows: Commencing at the intersection of the center line of State Road No. 5 (U.S. Highway No. 1) with the South line of the Northwest 1/4 of said Section 4; thence Northeasterly along the center line of said highway, a distance of 1000 feet, was approved as advertised subject to the following special conditions:

1. Developer shall design the driveways in such a manner that they will not interfere with the road drainage of U.S. #1.
2. Developer shall post a bond to insure that all landscape improvements are in and in accordance with the approved plan, prior to the issuance of a Certificate of Occupancy.

Commissioner Culpepper , moved for approval of the petition.

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

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

The foregoing resolution was declared duly passed and adopted  
this 5th day of October , 1976, confirming action  
of 23 September, 1976.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By *Rich Van Allen*  
Deputy Clerk



APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY.

*Wm. D. Dell*  
COUNTY ATTORNEY