

RESOLUTION NO. R-78-602

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. 78-77 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 27 April 1978.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session the 27th day of April, 1978, that petition No. 78-77 the petition of GARY BROWN, as Trustee and Lessee, to AMEND THE MARKET PLACE SHOPPING CENTER MASTER SITE DEVELOPMENT PLAN, APPROVED SEPTEMBER 18, 1973, PURSUANT TO THE SPECIAL EXCEPTION APPROVAL OF AUGUST 23, 1973 FOR A PLANNED COMMERCIAL DEVELOPMENT on a parcel of land in Block 29, PALM BEACH FARMS COMPANY PLAT NO. 3, in Section 28, Township 44 South, Range 42 East, as recorded in Plat Book 2, page 48, said parcel being more particularly described as follows: Commencing at the Northwest Corner of Tract 8, of said Block 29; thence run on an assumed bearing of Due South along the West line of said Tract 8, a distance of 180.20 feet; thence run Due East, a distance of 30.00 feet to the POINT OF BEGINNING; thence continue due East, a distance of 414.00 feet; thence run Due North, a distance of 150.00 feet; thence run due East, a distance of 631.00 feet; thence run Due South, a distance

of 327.02 feet to the beginning (P.C.) of a curve, concave to the West and having a radius of 200.00 feet; thence run Southerly and Southwesterly on the arc of said curve through a Central Angle of $63^{\circ}45'00''$, a distance of 222.53 feet to the end (P.T.) of said curve; thence run South $63^{\circ}45'00''$ West, on the extension of the tangent of said curve, a distance of 408.25 feet to the beginning (P.C.) of a curve, concave to the Southeast and having a radius of 300.00 feet; thence run Southwesterly on the arc of said curve, through a Central Angle of $22^{\circ}02'28''$, a distance of 115.41 feet to a point of reverse curvature with a curve concave to the North and having a radius of 25.00 feet; thence run Southwesterly to Northwesterly on the arc of said curve through a Central Angle of $80^{\circ}29'14''$, a distance of 35.12 feet to a point of reverse curvature with a curve concave to the Southwest and having a radius of 384.59 feet; thence run Northwesterly on the arc of said curve, through a Central Angle of $32^{\circ}11'46''$, a distance of 216.11 feet to the end (P.T.) of said curve; thence run Due West on the extension of the tangent of said curve, a distance of 139.14 feet; said extension of the tangent in parallel and 732.00 feet South of the North line of said Tract 8; thence run Due North, a distance of 351.80 feet; thence run Due West a distance of 110.00 feet; thence run Due North, a distance of 50.00 feet; thence run Due East, a distance of 10.00 feet; thence run Due North, a distance of 150.00 feet to the Point of Beginning. Said property located on the south side of Lake Worth Road and on the east side of Ohio Road in a CG-General Commercial District, was approved as advertised subject to the following special conditions:

1. Petitioner shall design the development's drainage system to accommodate the existing overland flow from the Ohio Road area with the third phase of development.
2. Petitioner shall construct with the final phase of development a four (4) lane entrance road of Lake Worth Road if required by the County Engineer.
3. A landscape plan with a fifteen (15) foot buffer and a six (6) foot wall along the west interior property lines abutting the tier of residential lots adjacent to Ohio Road, with parallel parking only to be allowed adjacent to said buffer, shall be approved by the Site Planning staff of the Department of Planning, Zoning & Building.

Commissioner Koehler, moved for approval of the petition. The motion was seconded by Commissioner Medlen, and upon being put to a vote, the vote was as follows:

Peggy Evatt, Chairman	-	Yes
Bill Bailey, Vice Chairman	-	Absent
Lake Lytal	-	Absent
William Medlen	-	Yes
Dennis Koehler	-	Yes

The foregoing resolution was declared duly passed and adopted this 16th day of May, 1978, confirming action of 27 April 1978.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Reeta Ann Otterson*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

Joe Dill
County Attorney

