

RESOLUTION NO. R-79-349

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. 79-43 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 22 February 1979.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session the 22<sup>d</sup> day of February, 1979, that petition No. 79-43 the petition of GEORGE T. ELMORE for the REZONING, FROM AG-AGRICULTURAL DISTRICT TO CS-SPECIALIZED COMMERCIAL DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW AN ON-SITE WATER TREATMENT FACILITY AND AN EXISTING TELEVISION MICROWAVE RELAY TOWER APPROVED UNDER ZONING PETITION NO. 74-176 on a parcel of land lying in Section 30, Township 46 South, Range 43 East, being more particularly described as follows: Commencing at the intersection of the West right-of-way line of the Seaboard Airline Railroad and the East-West quarter Section line of Section 30; thence with a bearing of South  $0^{\circ}27'17''$  East, along the aforementioned West right-of-way line, a distance of 476.28 feet to a point; thence with a bearing of South  $89^{\circ}13'16''$  West, along a line parallel to the East-West quarter Section line, a distance of 506.01 feet to a point, said point being on the West right-of-way line of Congress Avenue, said point also being the Point of Beginning; thence continuing along the aforementioned course a distance of 578.36 feet to a point; thence with a bearing of North  $0^{\circ}27'17''$  West, a distance of 570.10 feet to a point; thence with a bearing of North  $50^{\circ}24'56''$  East, a distance

of 745.57 feet to a point on the West right-of-way line of Congress Avenue; thence with a bearing of South 0°27'17" East along the West right-of-way line of Congress Avenue a distance of 1037.34 feet, more or less, to the Point of Beginning. Said property located on the west side of Congress Avenue, approximately .1 mile south of Germantown Road, was approved as amended per the petitioner's request for the REZONING, FROM AG-AGRICULTURAL DISTRICT TO CS-SPECIALIZED COMMERCIAL DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED OFFICE-BUSINESS PARK INCLUDING AN ON-SITE WATER TREATMENT FACILITY AND AN EXISTING TELEVISION MICROWAVE RELAY TOWER APPROVED UNDER ZONING PETITION NO. 74-176, subject to the following conditions:

1. Within ninety (90) days of the Special Exception approval, petitioner shall convey to Palm Beach County sixty (60) feet from the centerline of Congress Avenue for the ultimate right-of-way.
2. Petitioner shall be allowed two (2) entrances to the project on Congress Avenue.
3. Petitioner shall align each entrance on the west side with the existing curb cuts on the east side of Congress Avenue.
4. Petitioner shall construct left turn lanes at both entrances on the east and west sides of Congress Avenue.
5. Within ninety (90) days of the Special Exception approval, petitioner shall convey to Palm Beach County a twenty (20) foot maintenance easement for the canal which is located at the south property line.

Commissioner Gregory, moved for approval of the petition.

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

Bill Bailey, Chairman	-	Yes
Dennis Koehler, Vice Chairman	-	Yes
Peggy Evatt, Member	-	Absent
Frank Foster, Member	-	Yes
Norman Gregory, Member	-	Yes

The foregoing resolution was declared duly passed and adopted this 13th day of March, 1979, confirming action of 22 February 1979.

PALM BEACH COUNTY, FLORIDA  
 BY ITS BOARD OF COUNTY  
 COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Quintin Van Allen*  
 Deputy Clerk

