

RESOLUTION NO. R-81-310

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. 80-161 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 26 February 1981; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various county review agencies and the recommendations of the Planning Commission; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. The proposal would be in harmony and compatible with the present and future development of the area concerned

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 17th day of March, 1981, that Petition No. 80-161 the petition of TEXACO, INC., by William R. Boose, Esquire, for the FURTHER SPECIAL EXCEPTION TO ALLOW A LARGE SCALE COMMUNITY SHOPPING CENTER, INCLUDING THE CONTINUATION OF AN EXISTING AUTO SERVICE STATION on a portion of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 47 South, Range 42 East, being more particularly described as follows: Commencing at the Southwest corner of said Section 16;

thence North $89^{\circ}19'27''$ East, along the South line of said Section 16, a distance of 404.53 feet to the Point of Beginning; thence continue North $89^{\circ}19'27''$ East, along said South line of Section 16, a distance of 937.31 feet to the Southeast corner of the Southwest $1/4$ of the Southwest $1/4$ of said Section 16; thence North $0^{\circ}57'25''$ West, along the East line of said Southwest $1/4$ of the Southwest $1/4$, a distance of 1230.58 feet to an intersection with the South Right-of-Way line of State Road #808; thence Westerly along said South Right-of-Way along the arc of a circular curve to the left, having a radius of 1808.08 feet and whose radius point bears South $12^{\circ}13'24''$ East from the last described point, with a central angle of $7^{\circ}22'23''$, an arc distance of 232.67 feet to the Point of Tangency; thence continuing along said South Right-of-Way, South $70^{\circ}24'13''$ West, a distance of 53.75 feet to a point of curvature of a circular curve to the right; thence Easterly, continuing along said South Right-of-Way, having a radius of 2369.53 feet, with a central angle of $16^{\circ}19'54''$, an arc distance of 675.42 feet; thence South $0^{\circ}58'02''$ East, a distance of 1026.44 feet to the Point of Beginning. Said property located on the south side of Boca Raton Road West (S.R. 808), approximately 400 feet east of Florida's Turnpike, was approved as advertised subject to the following conditions:

1. Petitioner shall align the project's east entrance on Glades Road with the Arvida Turnpike Plaza, as determined by the County Engineer.
2. Petitioner shall construct at the project's east entrance and Glades Road:
 - a. left turn lane, east approach
 - b. right turn lane, west approach
 - c. two lanes entering and two lanes exiting
 - d. signalization when warranted as determined by the County Engineer.
3. Petitioner shall only be permitted one median opening on Glades Road a minimum distance of 700 ft. east of the centerline of the proposed Sunrise Blvd.

4. All landscaping shall be installed as shown on site plan submitted prior to the issuance of a Certificate of Occupancy.
5. The developer will take reasonable precautions during the development of this project to insure that fugitive particulates (dust particles) from the project do not become a nuisance to neighboring properties.
6. The developer will employ measures to prevent run-off of pollutants to any adjacent or nearby surface waters during the development of the property.
7. Within thirty (30) days of this approval, the applicant shall enter into an agreement with Palm Beach County for the design and construction of roadway improvements as specified by the Board of County Commissioners. This resolution will become invalid unless said agreement is executed as specified above.

Commissioner Gregory, moved for approval of the petition.

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

Frank Foster, Chairman	- AYE
Norman Gregory, Vice Chairman	- AYE
Bill Bailey, Member	- AYE
Dennis Koehler, Member	- AYE
Peggy B. Evatt, Member	- AYE

The foregoing resolution was declared duly passed and adopted this 17th day of March, 1981, confirming action of 26 February 1981.

PALM BEACH COUNTY, FLORIDA
 BY ITS BOARD OF COUNTY
 COMMISSIONERS

JOHN B. DUNKLE, Clerk

By : *[Signature]* *[Signature]*
 Deputy Clerk



APPROVE AS TO FORM
 AND LEGAL SUFFICIENCY

[Signature]
 County Attorney