

RESOLUTION NO. R-81-1206

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. 81-142 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 27 August 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 27th day of August, 1981, that Petition No. 81-142 the petition of ATLANTIC HARDWARE INC., by Herbert E. Dick, President, for the REZONING, FROM RM-RESIDENTIAL MULTIPLE FAMILY DISTRICT (MEDIUM DENSITY) TO CG-GENERAL COMMERCIAL DISTRICT of that part of the East 1/2 of the Northeast 1/4 of Section 9, Township 45 South,

Range 43 East, more particularly described as follows: Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of **said Section 9**, said point of commencement also being the centerline intersection of Hypoluxo Road and San Castle Boulevard as now laid out and in use; thence Southerly along said centerline of San Castle Boulevard a distance of 260.02 feet; thence South **89°08'45"** East a distance of 30.04 feet to the Point of Beginning; thence continue South **89°08'45"** East a distance of 120 feet; thence South **03°02'35"** West a distance of 180 feet; thence North **89°08'45"** West, a distance of 120 feet; thence North **03°02'35"** East a distance of 180 feet to the Point of Beginning. Said property located on the east side of San Castle Boulevard approximately 260 feet south of Hypoluxo Road, was approved as amended per the petitioner's request to include a SPECIAL EXCEPTION TO ALLOW A PLANNED COMMERCIAL DEVELOPMENT, subject to the following conditions:

1. A left turn lane, east approach, on Hypoluxo Road at San Castle Boulevard will need to be constructed concurrent with the issuance of a Paving and Drainage Permit.
2. A wall will be required around the perimeter of the property abutting residential to the south.
3. Use of this property shall be limited to a parking lot serving the businesses fronting on Hypoluxo Road.

Commissioner Bailey, moved for approval of the petition.

The motion was seconded by Commissioner Gregory, 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'	Absent
Peggy B. Evatt, Member	Absent

The foregoing resolution was declared duly passed and adopted
this 29th day of September 1981, confirming action of
27 August 1981.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *Paul Van Allen*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

[Signature]
County Attorney

