

RESOLUTION NO. R- 81-1618

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. 81-101 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 19 November 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 19th day of November, 1981, that Petition No. 81-101 the petition of DOUGLAS G. HOWELL, TRUSTEE, by Henry Skokowski, Agent, for the REZONING, FROM CG-GENERAL COMMERCIAL DISTRICT, IN PART, AND RM-RESIDENTIAL MULTIPLE FAMILY DISTRICT (MEDIUM DENSITY), IN PART, TO CG-GENERAL COMMERCIAL DISTRICT of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 43 South, Range 42 East, excepting therefrom the right-of-way for Military Trail:

LESS and except therefrom the following described parcel: Beginning at the Southwest corner of the above described parcel; thence North along the West line of said parcel, a distance of 170 feet; thence East, a distance of 270 feet; thence South, a distance of 170 feet; thence West, a distance of 270 feet to the Point of Beginning. Also LESS and except therefrom the following: the North 170 feet of the said Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 24. Said property located on the east side of Military Trail (S.R. 809), approximately .3 mile north of Okeechobee Boulevard (S.R. 704), 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. Petitioner shall within ninety (90) days of Special Exception approval convey an additional 10' for the ultimate right-of-way for Military Trail.
2. Petitioner shall align the project's entrance(s) with the existing median opening(s).
3. Petitioner shall construct a left turn lane on Military Trail, north approach, at the project's entrance(s) prior to **or** concurrent with the first phase per the County Engineer's office.
4. Petitioner shall limit maximum floor area to 19% of the gross site area.
5. Petitioner shall contribute Forty-three Thousand Five Hundred Dollars (\$43,500.00) toward the cost of meeting this project's direct and identifiable traffic impact to be paid at the time of issuance of the building permits.

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	- Yes
Norman Gregory, Vice Chairman	- Yes
Bill Bailey, Member	- Yes
Dennis Koehler, Member	- Yes
Peggy B. Evatt, Member	- Yes

The foregoing resolution was declared duly passed and adopted
this 22d day of December, 1981, confirming action of
19 November 1981.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *William W. Colman*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

Christ A. Reed
County Attorney

