

RESOLUTION NO. R- 87-89

RESOLUTION APPROVING ZONING PETITION 73-43(B), Special Exception

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. 73-43(B) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on July 24, 1986 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. With required site plan modifications, this proposal will be consistent with the requirements of the Comprehensive Plan and Zoning Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 27th day of January, 1987, that: Petition No. 73-43(B), the petition of SHADOWOOD ASSOCIATES By Lee Starkey, Agent, for a SPECIAL EXCEPTION TO AMEND THE SITE PLAN FOR A REGIONAL SHOPPING CENTER, PREVIOUSLY APPROVED UNDER ZONING PETITION NO. 73-43 TO REDESIGN THE SITE on a portion of West Boca Plaza, according to the plat thereof, in Section 18, Township 47 South, Range 42 East, as recorded in Plat Book 30, at Pages 206 and 207,

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

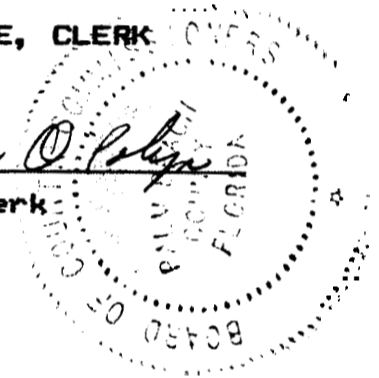
Karen T. Marcus, Chairman	--	AYE
Jerry L. Owens, Vice Chairman	--	AYE
Ken Spillias, Member	--	AYE
Dorothy Wilken, Member	--	ABSENT
Kenneth M. Adams, Member	--	ABSENT

The foregoing resolution was declared duly passed and adopted this 27th day of January, 1987 confirming action of July 24, 1986.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Barbara O. Polyzos
Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

AM
County Attorney

more particularly described as follows: Beginning at the Northwest corner of said West Boca Plaza plat; thence North 89 degrees 38' 14" East, along the South right-of-way of Lake Worth Drainage District Lateral Canal **Nb** 45, a distance of 1244.82 feet; thence South 00 degree 21' 21" East, 1230 feet to a point on a line 27.00 feet North of and parallel to the North right-of-way line of State Road 808 as shown upon said West Boca Plaza plat; thence South 89 degrees 38' 16" West, along said line, 988.00 feet to a point on the East boundary line of Tract "C" as shown on said West Boca Plaza plat; thence North 00 degree 21' 44" East, along said East boundary line 12.00 feet; thence South 89 degrees 38' 16" West along a line parallel with and 12.00 feet North of the South boundary of said Tract "C", 246.34 feet to a point on the West boundary line of said West Boca Plaza plat; thence North 00 degree 50' 56" West along said West boundary line 1218.03 feet to the Point of Beginning. Said property located on the northeast corner of the intersection of Boca Raton Road West (S.R. 808) and U.S. Highway 441 (S.R. 7) being bounded on the north by Lake Worth Drainage District Lateral Canal No. 45 in a **CG-General Commercial District** was approved as advertised subject to the following conditions:

1. All conditions of previous approvals remain in force unless expressly modified herein.
2. Prior to Site Plan Review Committee approval, the site plan shall be revised to reflect a 50 foot front yard setback.
3. Prior to site plan approval, petitioner shall provide a Unity of Title agreement covering the entire site.