

RESOLUTION NO. R- 87- 1174

RESOLUTION RPPROVING ZONING PETITION 80-214(B):  
Modification of Commission Requirements

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

WHEREQS, 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

WHEREQS, Petition No. 80-214(B) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Quthority, at its public hearing conducted on Rpril 24, 1987; 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, this approval is subject to Zoning Code Section 402.9 (Mandatory Review of Development Approvals) and other provisions requiring that development commence in a timely manner; and

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

1. This proposal is consistent with the requirements of the Comprehensive and local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE EOQRD OF COUNTY COMMISSIONERS OF PRLM BEQCH COUNTY, FLORIDR that Petition No. 80-214(B), the petition of BOCQ GROVE, LTD., by F. Martin Perry, Rttorney, for a MODIFICQTION OF COMMISSION REQUIREMENTS TO RDD THE FOLLOWING CONDITION TO ZONING PETITION NO. 80-214(A), QPPROVED JRNURRY 5, 1987:

Condition No. 6:

"If an agreement is reached between the petitioner and Palm beach County for dedication of property outside the P.U.D. for use as a park and/or recreation site or other civic purposes in trade for the previously dedicated civic site within the P.U.D., such alternative site shall be considered as acceptable to meet the civic site requirements for the P.U.D. Should this occur, the Site Plan Review Committee may approve the modification of the Master Plan to allow the former civic parcel to be developed with up to eighteen (18) single family homes, such units to be transferred to the site from other areas within the P.U.D."

The property is located on the south side of Glades Road (SR 808) and is bounded on the east by Powerline Road (70th Road) and on the west by Florida's Turnpike (Sunshine State Parkway) in a RS-Single Family Residential Zoning District and was approved as advertised subject to the following conditions:

1. The petitioner shall comply with all conditions of previous approvals unless expressly modified herein.
2. The petitioner may exchange the required on-site dedication of land for civic uses for a parcel of land off-site equal in acreage. In addition, in the event that the off-site land dedication is of less cash value than the on-site dedication, petitioner shall also contribute an amount in cash equal to the difference between the value of the on-site and off-site land dedications. The value of the on-site land dedication shall be based upon its value as a civic site. This contribution shall be used to off-set the identifiable impacts directly attributable to this project. If an off-site land or cash contribution is accepted by Palm Beach County, petitioner shall be deemed to have satisfied the intent of Zoning Code Section 500.21. H. Upon acceptance of the alternative contribution by Palm Beach County, Site Plan Review Committee is authorized to approve a modification of petitioner's master plan to allow the former civic site to be redesigned for development of no more than eighteen (18) single family homes. These eighteen (18) units shall be transferred from other residential pods within the Planned Unit Development.
3. Valencia Drive shall not be used as an accessory to the area designated as a civic site or as a residential pod if it is so redesignated.

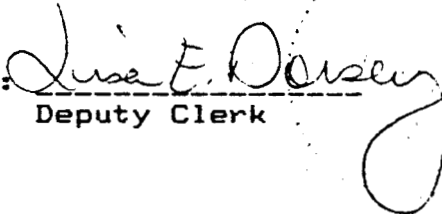
Commissioner Wilken, moved for approval of the petition. The motion was seconded by Commissioner Elmquist, and upon being put to a vote, the vote was as follows:

Carol A. Roberts	--	Rbsent
Carol J. Elmquist	--	RYE
Karen T. Marcus	--	Rye
Dorothy Wilken	--	Rye
Kenneth M. Rdams	--	absent

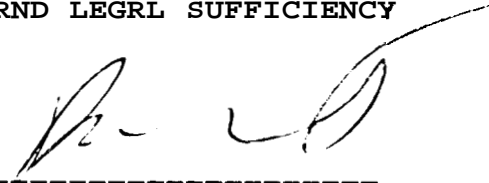
The foregoing resolution was declared duly passed and adopted this 11th day of August, 1987 confirming action of .  
April 24, 1987.

PRLM BERCH COUNTY, FLORIDR  
BY ITS BORRD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK.....

BY:   
Deputy Clerk

RPPROVED AS TO FORM  
RND LEGRL SUFFICIENCY

  
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County Attorney

RESOLUTION NO. R- 87- 1175

RESOLUTION RPPROVING ZONING PETITION 83-137(B), Rezoning

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. 83-137(B) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on April 24, 1987 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, this approval is subject to Zoning Code Section 402.9 (Mandatory Review of Development Approvals) and other provisions requiring that development commence in a timely manner; and

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

1. This proposal is consistent with the requirements of the Comprehensive Plan and local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Petition No. 83-137(B), the petition of HRISFIELD PARTNERSHIP by J. Barry Curtin, Esquire, for a REZONING, FROM CG-GENERAL COMMERCIAL ZONING DISTRICT, IN PART, AND RH-MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT (HIGH DENSITY), IN PART, ENTIRELY TO CG-GENERAL COMMERCIAL ZONING DISTRICT WITH A CONCURRENT SPECIAL EXCEPTION TO AMEND THE SITE PLAN FOR A PLANNED COMMERCIAL DEVELOPMENT, INCLUDING A LARGE

SCRLE COMMUNITY SHOPPING CENTER IN EXCESS OF 50,000 SQUARE FEET OF TOTAL FLOOR AREA AND MINI-WAREHOUSES PREVIOUSLY APPROVED UNDER ZONING PETITION NO. 83-137 ON OCTOBER 27, 1983, TO INCLUDE OFFICE/WAREHOUSE COMBINRTION FIND TO INCRERSE THE FICRERGE BY ONE (1) RCRE OF LRND on a parcel of land lying in the East 1/2 of Section 3, Township 41 South, Range 43 East, and being more particularly described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 3 thence North 1 degree 54' 20" East along the West line of the Southeast 1/4 of said Section 3 a distance of 2431.77 feet, thence South 89 degrees 24' 50" East along the Southline of the North 259.87 feet of the Northwest 1/4 of the Southeast 1/4 of said Section 3 a distance of 70.02 feet to the Point of Beginning of the herein described parcel, thence North 1 degree 54' 20" East along a line parallel to and 70.00 feet Easterly of as measured at right angles from the aforementioned West line of the Southeast 1/4 of said Section 3 a distance of 227.63 feet, thence North 45 degrees 08' 23" East a distance of 34.25 feet, thence North 86 degrees 22' 25" East along a line parallel to and 30.00 feet Southerly of the Southerly Right-Of-Way line of State Road 706 (Indiantown Road) as shown on Road Plat Book 1, Page 163 through 165 inclusive a distance of 1016.36 feet, thence South 0 degrees 46' 10" West along the East line of Lot 5 Plat of Cinquez Park as shown in Plat Book 20, Page 81 a distance of 31.33 feet to the Southeast corner of said Lot 5, thence South 89 degrees 24' 50" East along the South line of said Plat of Cinquez Park (said South line also being the North line of the Northwest 1/4 of the Southeast 1/4 of said Section 3) a distance of 200.01 feet to the Northwest corner of Lot 1, Will Bush's Addition to Jupiter, Florida according to the Plat thereof as recorded in Plat Book 23, Page 233; thence South 1 degree 49' 32" West along the West line of said Will Bush's Addition to Jupiter a distance of 835.19 feet; thence North 89 degrees 24' 50" West along the North line of the Plat of Chasewood North as recorded in Plat Book 7, Page 170, a distance of 551.48 feet, thence North 1 degree 54' 20" East along a line parallel to and 758.00 feet Easterly of as

measured at right angles from the aforementioned West line of the Southeast 1/4 of Section 3 a distance of 575.28 feet, thence North 89 degrees 24' 50" West a distance of 688.18 feet to the Point of Beginning together with all of Lot 3 Will Bush's Addition to Jupiter, Florida according to the plat thereof as recorded in Plat Book 23, Page 233. The property located on the southeast corner of the intersection of Indiantown Road (SR 706) and Central Boulevard in a CG-General Commercial Zoning District was approved as advertised.

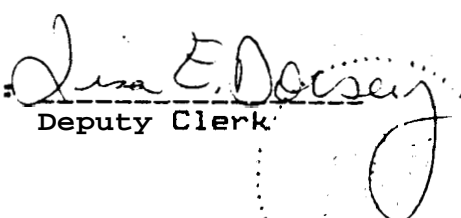
Commissioner Wilken, moved for approval of the petition. The motion was seconded by Commissioner Elmquist, and upon being put to a vote, the vote was as follows:

Carol A. Roberts	--	Rsent
Carol J. Elmquist	--	Aye
Karen T. Marcus	--	aye
Dorothy Wilken	--	RYE
Kenneth M. Rdams	--	Absent


The foregoing resolution was declared duly passed and adopted this 11th day of August, 1987 confirming action of April 24, 1987.

PALM BEACH COUNTY, FLOF IDQ  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY:   
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

  
County Attorney