

RESOLUTION NO. R- 87- 1175

RESOLUTION IMPROVING 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 HILLSFIELD PARTNERSHIP by J. Barry Curtin, Esquire, for a REZONING, FROM CG-GENERAL COMMERCIAL ZONING DISTRICT, IN PART, TO RH-MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT (HIGH DENSITY), IN PART, ENTIRELY TO CG-GENERAL COMMERCIAL ZONING DISTRICT WITH A CONCURRENT SPECIFIC EXCEPTION TO FUND THE SITE PLAN FOR A PLANNED COMMERCIAL DEVELOPMENT, INCLUDING A LARGE

SCRLE COMMUNITY SHOPPING CENTER IN EXCESS OF 50,000 SQUARE FEET OF
TOTRL FLOOR RRER AND MINI-WAREHOUSES PREVIOUSLY RPPROVED UNDER
ZONING PETITION NO. 83-137 ON OCTOBER 27, 1983, TO INCLUDE
OFFICE/WAREHOUSE COMBINRTION AND TO INCRESER THE RCRERGE BY ONE (1)
RCRE OF LAND 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 88 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 1016.06 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 Rddition
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 tot 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	--	Rsnt
Carol J. Elmquist	--	RYE
Karen T. Marcus	--	Rye
Dorothy Wilken	--	RYE
Kenneth M. Rdams	--	Rsnt

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 EORRD OF COUNTY
COMMISSIONERS

JOHN E. DUNKLE, CLERK

BY: *Lisa E. Dorsey*
Deputy Clerk

RPPROVED AS TO FORM
RND LEGAL SUFFICIENCY

[Signature]
County Attorney