

RESOLUTION NO. R-91-1318

RESOLUTION APPROVING RECOMMENDATION OF  
STATUS REPORT NO. SR 88-121  
TO AMEND CONDITIONS OF APPROVAL OF  
RESOLUTION NO. R-89-1059  
WHICH APPROVED THE SPECIAL EXCEPTION OF  
ADAMS INVESTMENT CO., INC.  
PETITION NO. 88-121

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, systematic monitoring and review of approved zoning actions help implement the goals and objectives of the Comprehensive Plan.

WHEREAS, the notice and hearing requirements as provided for in Section 402.9 of the Palm Beach County Zoning Code have been satisfied; and

WHEREAS, pursuant to Section 402.9, Status Report SR 88-121 was presented to the Board of County Commissioners. of Palm Beach County, sitting as the Zoning Authority, at a public hearing conducted on July 25, 1991; and

WHEREAS, the Board of County Commissioners, sitting as the Zoning Authority, has reviewed Status Report SR 88-121 and considered testimony presented by the applicant and other interested parties, and the recommendations of the various county review agencies; and

WHEREAS, Section 402.9 of the Palm Beach County Zoning Code authorizes the Board of County Commissioners, sitting as the Zoning Authority, to add or modify conditions of approval; and

WHEREAS, the Board of County Commissioners, sitting as the Zoning Authority, made the following findings of fact:

1. This proposal is consistent with the requirements of the Comprehensive Plan and local land development regulations; and
2. The conditions listed below require this petition to develop more in conformity with current standards of development.

WHEREAS, Section 402.5 of the Zoning Code requires that the action of the Board of County Commissioners, sitting as the Zoning Authority, be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that the recommendation of Status Report No. SR 88-121, amending Conditions of Approval of Resolution No. R-89-1059, the Special Exception of Adams Investment Co., Inc., Petition No. 88-121, on a parcel of land in the Northwest 1/4 of Section 4, Township 42 South, Range 43 East, more particularly described as follows:

Commence at the Southwest corner of said Northwest 1/4; thence North 02 degrees 46' 10" West, along the West line of said Northwest 1/4, a distance of 783.24 feet to a point; thence, North 90 degrees 00' 00" East, a distance of 723.19 feet to the Point of Beginning of the hereinafter described parcel; thence, North 12 degrees 04' 00" East, a distance of 200.00 feet to a point; thence, North 90 degrees 00' 00" East, a distance of 460.00 feet to a point on the West Right-of-Way line of U.S. Highway No. 1 as recorded in Road Plat Book 2, Pages 105 through 118; thence South 12 degrees

04' 00" West, along said Right-of-Way line, a distance of 200.00 feet to a point; thence South 90 degrees 00'" West, departing from said Right-of-Way line, a distance of 460.00 feet to the Point of Beginning, being located on the west side of U.S. 1, approximately 0.2 of a mile north of P.G.A. Boulevard, in a CG-General Commercial Zoning District, is approved, subject to the following conditions:

- 1. The petitioner shall comply with all previous conditions of approval unless expressly modified herein.
- 2. Prior to December 1, 1991, the property owner shall submit a revised site plan to the Zoning Division which complies with the requirements of the 1990 Landscape Code to the maximum extent possible, and complies with Figure 1 of the Comprehensive Plan Land Use Element.

Commissioner Elmquist moved for approval of the Resolution.

The motion was seconded by Commissioner Roberts and, upon being put to a vote, the vote was as follows:

KAREN T. MARCUS, CHAIR	--	Aye
CAROL J. ELMQUIST	--	Aye
CAROL ROBERTS	--	Aye
CAROLE PHILLIPS	--	Absent
MARY MCCARTY	--	Aye
KEN FOSTER	--	Aye
MAUDE FORD LEE	--	Aye

The Chair thereupon declared the resolution was duly passed and adopted this 24 day of September, 1991.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

BY: *Dorinda Altman*

JOHN B., DUNKLE, CLERK BY: *Jack C. Hickman*

