

RESOLUTION APPROVING ZONING PETITION DOA84-58(D)  
DEVELOPMENT ORDER AMENDMENT  
PETITION OF U-HAUL CO OF FLORIDA  
BY BERNABE HERNANDEZ, AGENT  
(PEACHTREE PLAZA)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, and the Palm Beach County Unified Land Development Code, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 5 of the Palm Beach County Unified Land Development Code, have been satisfied, and

WHEREAS, Zoning Petition DOA84-58(D) was presented to the Board of County Commissioners at a public hearing conducted on August 22, 1996; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, and the recommendations of the various county review agencies, and

WHEREAS, this approval is subject to Article 5, Section 5.8 (Compliance with Time Limitations), of the Palm Beach County Unified Land Development Code 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 Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan.
2. This Development Order Amendment complies with the relevant and appropriate portions of Article 6, Supplementary Use Standards, of the Palm Beach County Unified Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Unified Land Development Code
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Development Order Amendment, with conditions as adopted, complies with the standards imposed on it by applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
6. This Development Order Amendment meets applicable local land development regulations.
7. This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

8. This Development Order Amendment has a concurrency determination and complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach County Unified Land Development Code
9. This Development Order Amendment, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
10. This Development Order Amendment, with conditions as adopted, will result in logical, timely and orderly development patterns.

WHEREAS, Article 5 of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Petition DOA84-58(D), the petition of U-Haul Co. of Florida, by Bernabe Hernandez, agent, for a Development Order Amendment (DOA) to allow a self-service storage and vehicle rental (requested uses) on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on August 22, 1996, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Marcus moved for the approval of the Resolution.

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

Ken Foster, Chair	--	Aye
Burt Aaronson, Vice Chair	--	Aye
Maude Ford Lee	--	Absent
Karen T. Marcus	--	Aye
Mary McCarty	--	Absent
Warren Newell	--	Aye
Carol A. Roberts	--	Aye

The Chair thereupon declared that the resolution was duly passed and adopted on August 22, 1996.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: *Bernabe Hernandez*  
COUNTY ATTORNEY

BY: *Juan Hawley*  
DEPUTY CLERK



EXHIBIT A  
LEGAL DESCRIPTION

LEGAL DESCRIPTION

Commence at the Southwest corner of Section 11 Township 36 South Range 12 East Palm Beach County Florida thence North 12° 00' 00" West for 127.54 feet to a point on the Southerly Right of Way line of State Road 806 as recorded in Book 3 page 25 Public Records of Palm Beach County Florida thence North 12° 00' 00" West for 1832.27 feet of said State Road 806 being a curve concave to the Northwest having a radius of 682.61 feet to the end of said curve thence North easterly along the tangent of said curve being also the said Southerly Right of Way line of State Road 806 a distance of 172.39 feet to the POINT OF BEGINNING thence North 41° 08' 14" East continuing along the said Southerly Right of Way line of State Road 806 a distance of 212.26 feet to the beginning of a curve concave to the Southeast said curve having a radius of 1751.73 feet thence continuing North easterly along the arc of said curve being also the said Southerly Right of Way line of State Road 806 a distance of 175.27 feet to an intersection with a line 215.00 feet West of a line parallel with the East line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 11 thence South 12° 00' 00" West for a distance of 100.52 feet an intersection with the South line of said Section 11 thence Westerly along the East line of Section 11 a distance of 557.18 feet to an intersection with a line 567.50 feet West of a line parallel with the said West line of Section 14 thence North 12° 00' 00" West for a distance of 531.10 feet to the POINT OF BEGINNING

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY

A parcel of land in Section 11 Township 36 South Range 12 East Palm Beach County Florida being more particularly described as follows

Commencing at the Southwest corner of said Section 11 thence South 89° 12' 01" East along the South line of said Section 14 a distance of 1121.91 feet to a point on the 215.00 feet West of as measured at right angles and parallel with the East line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 14 thence North 00° 24' 27" East along said parallel line a distance of 565.52 feet to the POINT OF BEGINNING thence North 00° 24' 27" East along said parallel line a distance of 196.00 feet to a point on the Southerly Right of Way line of the State Road 806 as recorded in Book 3 page 25 Public Records of Palm Beach County Florida thence Southwesterly along the Southerly Right of Way line of State Road 806 being a curve concave to the Southeast having a radius of 1751.73 feet and a chord bearing of South 51° 11' 03" West a distance of 287.00 feet to a point thence South 27° 58' 12" East a distance of 75.03 feet to a point of curvature of a curve concave to the West having a radius of 500 feet and a central angle of 28° 22' 57" thence South easterly and Southerly along the arc of said curve a distance of 2.48 feet to an intersection with a line 102.50 feet West of a line parallel with the said East line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 14 thence South 00° 24' 27" West along said parallel line a distance of 177.82 feet thence due West a distance of 168.25 feet thence South 44° 08' 14" West a distance of 15.92 feet thence North 45° 51' 16" West a distance of 91.75 feet to the POINT OF BEGINNING as recited

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTIES

A parcel of land in Section 14 Township 36 South Range 12 East Palm Beach County Florida being more particularly described as follows

Commence at the Southwest corner of Section 11 Township 36 South Range 12 East Palm Beach County Florida thence run North easterly along the West line of said Section 11 a distance of 127.54 feet to a point on the Southerly Right of Way line of State Road 806 as recorded in Book 3 page 25 Public Records of Palm Beach County Florida thence North easterly along the said Southeasterly Right of Way of State Road 806 being a curve concave to the Northwest and having a radius of 1832.27 feet a distance of 682.61 feet to the end of said curve thence continuing North easterly along the tangent of said curve being also the said Southerly Right of Way line of State Road 806 a distance of 172.39 feet to the POINT OF BEGINNING thence North 41° 08' 14" East continuing along the said Southerly Right of Way line of State Road 806 a distance of 212.26 feet to the beginning of a curve concave to the Southeast said curve having a radius of 1751.73 feet thence continuing North easterly along the arc of said curve being also the said Southerly Right of Way line of State Road 806 through a central angle of 02° 53' 14" a distance of 88.27 feet thence South 27° 58' 12" East a distance of 75.03 feet to the point of curvature of a curve to the right having a radius of 500 feet and a central angle of 28° 22' 57" thence South easterly along the arc of said curve a distance of 2.48 feet to an intersection with a line 102.50 feet West of a line parallel with the East line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the said Section 14 thence South 00° 24' 27" West along said parallel line a distance of 177.82 feet thence due West a distance of 168.25 feet thence South 44° 08' 14" West a distance of 15.92 feet thence North 45° 51' 16" West a distance of 91.75 feet to the POINT OF BEGINNING

CONTAINING 331.635 SQUARE FEET 7.611 ACRES MORE OR LESS  
SUBJECT TO EASEMENTS RESTRICTIONS RESERVATIONS AND RIGHTS OF WAY OF RECORD

RECORDER'S MEMO Legality  
of Writing, Typing or Printing  
unaffected by this document  
when received.

R96 1192.1