



HANDICAPPED ADA PARKING:
HANDICAPPED PARKING 14 STALLS

DRC CONDITIONS

1. THIS IS A ONE TIME EXPANSION OF A NON-CONFORMING USE. ANY FURTHER MODIFICATIONS TO THE SITE WILL REQUIRE BCC APPROVAL. (ON GOING CODE BNF. ZONING)
2. THIS APPROVAL IS FOR 159--MONOPOLS TOWER AND THE USE OF 249 EXISTING SQUARE FEET ON A 424 SQUARE FOOT LEASE PARCEL AND DOES NOT VEST ANY OTHER USES OR SITE DESIGN ELEMENTS SHOWN (AN GOING, CODE BNF.)
3. PRIOR TO 8-24--02, APPLICATION FOR PERMITS FOR PAVING AND DRAINAGE IS REQUIRED. (DATE: MONITORING -- BUILDING)
4. PRIOR TO 6-1--03, CONSTRUCTION OF THE PARKING ADDITION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED SITE PLAN. A COPY OF THE CERTIFICATE OF COMPLETION SHALL BE SUBMITTED TO ZONING. (DATE--MONITORING)

FRONT (EAST)	100' / 253'	-
SIDE (NORTH)	100' / 145'	-
SIDE (SOUTH)	100' / 227'	-
REAR (WEST)	100' / 840'	-

DESCRIPTION OF PROPOSED LEASE PARCEL

A PORTION OF TRACT 9 OF FLORIDA TRAIL LANDS CO.'S SUBDIVISION NO. 2 OF LOT 107 SECTION 1 TOWNSHIP 47 SOUTH RANGE 41 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 102 IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING WEST OF THE RIGHT OF WAY LINE OF U.S. 441 (S.R. #7), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 68° 58' 27" WEST ALONG THE LINE OF SAID SECTION 1 TO 302.62 FEET; THENCE SOUTH 89° 27' 36" WEST 68.00 FEET; THENCE CONTINUE SOUTH 89° 27' 36" WEST 386.09 FEET ALONG THE SOUTH LINE OF SAID SECTION 1; THENCE NORTH 00° 34' 03" WEST, 199.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 34' 03" WEST; 22.50 FEET; THENCE SOUTH 89° 25' 57" WEST, 31.00 FEET, THENCE SOUTH 00° 34' 03" EAST, 5.80 FEET; THENCE SOUTH 61° 00' 55" EAST, 18.25 FEET, THENCE SOUTH 30° 13' 13" EAST, 10.00 FEET, THENCE NORTH 59° 56' EAST 13.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 424 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

ZONING

PROJECT NO. 5000-023
PETITION NO. 1988-00068

FINAL PLAN
7/10/96
BETH MCCALL

DATE APPROVED:
04-24-2002
PROJECT MANAGER:
B. McCall



STEVEN W. KNIGHT, R.A.
Florida Reg. No. 15312
ARCHITECT

FSP