

RESOLUTION NO. R-89- 1146

RESOLUTION APPROVING ZONING PETITION NO. 88-130
REZONING WITH VOLUNTARY COMMITMENTS
PETITION OF RAYMOND F. AND HELEN L. LORENZ

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. 88-130 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on December 30, 1988: 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. 88-130, the petition of Raymond F. and Helen L. Lorenz, for a REZONING FROM AR-AGRICULTURAL RESIDENTIAL ZONING DISTRICT TO RT-RESIDENTIAL TRANSITIONAL ZONING DISTRICT, IN PART, AND RE-RESIDENTIAL ESTATE ZONING DISTRICT, IN PART, on a parcel of land lying on: Parcel "A": The North 166.77 feet of the North 1/2 for the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 44 South, Range 42 East. Less the East 291.51 feet thereof. Together with the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 44 South, Range 42 East, less the North 166.77 feet and the East 350.00 feet thereof, together with: Parcel "B": The East 350.00 feet of the North 1/2 of the southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 Section 10, Township 44 South, Range 42 East, less the North 166.77 feet thereof, being located on the west side of Ranchette Road, approximately .3 mile north of Forest Hill Boulevard (SR 882), was approved as advertised subject to the following voluntary commitments:

1. The petitioner shall record a twenty (20) foot, access easement commencing at Ranchette Road extending along parcel B and extending to and providing 180 feet of frontage for parcel A.
2. The petitioner shall provide discharge control and treatment for the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application. However, at a minimum, this development shall retain onsite the first one inch of stormwater runoff. In the event that the subject site abuts a Florida Department of Transportation maintained roadway, concurrent approval from the Florida Department of Transportation will also be required. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer.
3. The petitioner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended.
4. Failure to comply with any conditions of approval may result in the denial or revocation of a building permit; the issuance of a stop work order; the denial of a Certificate of Occupancy on any building or structure; or the denial or revocation of any permit or approval for any developer-owner, commercial-owner, lessee, or user of the subject property. Appeals from such action may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Palm Beach County Zoning Code.

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

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|-------------------|----|--------|
| Carol J. Elmquist | -- | Aye |
| Karen T. Marcus | -- | Absent |
| Carol Roberts | -- | Aye |
| Ron Howard | -- | Aye |
| Carole Phillips | -- | Aye |

The foregoing resolution was declared duly passed and adopted this 13th day of June, 1989 confirming action of December 30, 1988.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY:


COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. BUNKLE, CLERK

BY:

