

RESOLUTION NO. R-89-1163

RESOLUTION APPROVING ZONING PETITION NO. 88-73(A)
MODIFICATION OF COMMISSION REQUIREMENTS
PETITION OF HAGEN RANCH PROPERTIES, INC.

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. 88-73(A) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on December 29, 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 and local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA that Petition No. 88-73(A), the petition of HAGEN RANCH PROPERTIES, INC., by Beril Kruger, Agent, for a MODIFICATION OF COMMISSION REQUIREMENTS on a parcel of land lying on Tracts 65 thru 72 inclusive, less the West 25.00 feet of said Tract 72, Block 55, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, page 50. Less the North 42 feet of Tracts 65, 66, 67, 68 and 69 and less the North 55 feet of Tracts 71 and 72, being located on the east side of Hagen Ranch Road, approximately .5 mile south of Boynton Beach Boulevard, bounded on the north by Lake Worth Drainage District Lateral Canal No. 25 in an AR-Agricultural Residential Zoning District, was approved as advertised, subject to the following conditions:

1. The developer shall comply with all previous conditions of approval unless expressly modified herein.
2. The petitioner shall comply with all previous

conditions of approval, unless expressly modified herein.

3. Condition No. 16 of Zoning Petition No. 88-73 which presently states:

"16. Property owner shall construct on Hagen Ranch Road a three-lane section from the project's south property line north to the north of the school site along with appropriate tapers, as approved by the County Engineer."

is hereby amended to read as follows:

" Property owner shall construct on Hagen Ranch Road a left-turn lane, north approach at the entrance to the property, plus the appropriate paved tapers, as approved by the County Engineer. This turn lane shall be constructed concurrent with onsite paving and drainage improvements. The minimum length of this turn lane shall be not less than 150 feet."

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:

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 29, 1988.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

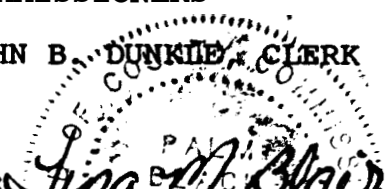
PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKIE, CLERK

BY :


COUNTY ATTORNEY

BY :


DEPUTY CLERK
PALM BEACH COUNTY
FLORIDA