

RESOLUTION NO. R-73-811

RESOLUTION APPROVING ZONING PETITION

WHEREAS, the Board of County Commissioners, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, and Chapter 70-863, Laws of Florida, Special Acts of 1970, 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. 73-138 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 29 November 1973.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 29th day of November, 1973, that petition No. 73-138, the petition of CONRAD J. DeSANTIS, TRUSTEE, for the REZONING, FROM AG-AGRICULTURAL DISTRICT TO RS-SINGLE FAMILY RESIDENTIAL DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT on a certain parcel of land in Sections 10, 13, 14, 15 and 16, Township 45 South, Range 42 East, being more particularly described as follows: all that part of Tracts 1 through 7, inclusive, Block 47, Palm Beach Farms Company Plat No. '3, as same is recorded in Plat Book 2, page 49, lying in said Section 10; all that part of the West 440 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 13, lying Northerly and Westerly of Old Military Trail.; less and excepting therefrom the West 200 feet of the North 191 feet thereof; together with the North 1/2 of said Section 14; less and excepting therefrom the East 3/4 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said

Section 14; together with the Northeast 1/4 of said Section 15; together with all the tracts and platted roads shown on said Palm Beach Farms Company Plat No. 3 lying within the West 1/2 of said Section 15 and Northerly of the South line of Tracts 50 through 56 of said Block 47, Palm Beach Farms Company Plat No. 3; together with the East 1230 feet of the North 1/2 of said Section 16; together with the South 1/2 of said Section 16; subject to rights-of-way, easements and reservations of record. Said property located on the west side of Military Trail (S.R. 809) approximately 1.4 miles south of Hypoluxo Road, was approved as advertised subject to the following special conditions:

- 1) The water and sewerage facilities shall be developed and constructed by the developer at his expense and deeded to Palm Beach County for one (1) dollar, for ownership, operation and maintenance;
- 2) Solid waste disposal service to be provided by the franchisee for the area;
- 3) Developer shall dedicate twenty (20) acres to the Palm Beach County Board of Public Instruction, to be used as a school site. The dedication shall be subject to a reverter clause to Palm Beach County for park purposes, said reverter clause to coincide with the completion of the development;
- 4) The extension of Hagan Ranch Road from the south property line to Boynton Road shall be provided at the developer's expense;
- 5) Improvement of the intersection of Military Trail and the entrance of the project shall be provided at the developer's expense;

- 6) Improvement of the intersection of **Hagan** Ranch Road and Boynton Road shall be provided at the developer's expense;
- 7) The extension of Jog Road from the south property line to its present terminus shall be provided at the developer's expense;
- 8) Haverhill Road shall not proceed through the development to the south property line.

The foregoing resolution was offered by Commissioner Warren , who moved its adoption. The motion was seconded by Commissioner Johnson , and upon being put to a vote, the vote was as follows:

Lake Lytal	- Yes
E. W. Weaver	- Yes
Robert C. Johnson	- Yes
George V. Warren	- Yes
Robert F. Culpepper	- Yea

The Chairman thereupon declared the resolution duly passed and adopted this 18th day of December , 1973, confirming action of November 29, 1973.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *James B. Dilla*
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

[Signature]
COUNTY ATTORNEY