

RESOLUTION NO. R- 82-628

RESOLUTION APPROVING ZONING PETITION NO. 81-215 SPECIAL EXCEPTI

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. 81-215 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 29. April 1982; 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, the Board of County Commissioners made the following findings of fact:

1. The proposal would be in harmony and compatible with the present and future development of the area concerned

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 29th day of April, 1982, that Petition No. 81-215 the **petition** of HIDDEN LAKES OF DELRAY, INC., by Paul C. Wolfe, Attorney, for the FURTHER SPECIAL EXCEPTION TO ALLOW A PLANNED UNIT DEVELOPMENT, INCLUDING AN ON-SITE WATER AND SEWAGE TREATMENT

FACILITY on Tracts 65 through 96, inclusive, Block 9, Palm Beach Farms Company Plat 1 in Section 9, Township 46 South, Range 42 East, as recorded in Plat Book 2, pages 26-28. Said property located on the east and west side of **Hagen** Ranch Road, approximately 1/4 mile north of Sims Road, was approved as advertised subject to the following conditions:

- 1: Petitioner shall construct prior to the issuance of a Certificate of Occupancy:
 - a. right turn lane, east approach, at the intersection of Delray West Road and **Hagen** Ranch Road
 - b. left turn lane, north approach, at the intersection of **Hagen** Ranch Road and the project's entrance road
 - c. right turn lane, north approach, at the intersection of **Hagen** Ranch Road and the project's entrance road
 - d. left turn lane, south approach, at the intersection of **Hagen** Ranch Road and the project's entrance road
 - e. right turn lane, south approach, at the intersection of **Hagen** Ranch Road and the project's entrance road
2. The developer shall construct prior to the issuance of the 287th Certificate of Occupancy, **Hagen** Ranch Road as a **4-lane** median divided section from the project entrance road south to Delray West Road, per the County Engineer's approval.
3. The developer shall construct signalization when warranted, as determined by the County Engineer at the intersection of **Hagen** Ranch Road and Delray West Road, but shall be no later than five years after the issuance of the final Certificate of Occupancy.
4. The developer shall contribute Ninety-five Thousand Four Hundred Twenty-five Dollars (**\$95,425.00**) toward the cost of meeting this project's direct and identifiable traffic impact, to be paid on a pro-rata basis at the time of filing of each plat plus commercial at the rate of \$1.25 per square foot.
5. The developer shall take reasonable precautions during the development of this project to insure that fugitive **particulates** (dust particles) from this project do not become a nuisance to neighboring properties.
6. The developer will take necessary precautions to insure there will be no pollutant run-off from this project to adjacent or nearby surface waters.
7. The gross density of the project shall be limited to 3 dwelling units/acre.

8. No building permits shall be issued until public water and sewer connections have been confirmed by the Palm Beach County Utilities and Health Departments.
9. The developer shall properly notify prospective buyers of abutting active agricultural **activites**.

Commissioner **Bailey** , moved for approval of the petition.

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

Norman Gregory, Chairman	Yes
Peggy Evatt, Vice Chairman	Yes
Bill Bailey, Member	Yes
Dennis Koehler, Member	Yes
Frank Foster, Member	Yes

The foregoing resolution was declared duly passed and adopted this **29th** day of . June , confirming action of 29 April 1982.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By: *John B. Dunkle*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

John B. Dunkle
County Attorney

