

RESOLUTION NO. R-88-1181

RESOLUTION APPROVING ZONING PETITION NO. 74-37(B)  
MODIFICATION OF COMMISSION REQUIREMENTS  
PETITION OF HUNT HOMEOWNERS ASSOCIATION

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. 74-37(B) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on July 23, 1987 ; 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. 74-37(B), the petition of HUNT HOMEOWNERS ASSOCIATION, for a MODIFICATION OF COMMISSION REQUIREMENTS TO AMEND/DELETE CERTAIN CONDITION(S) PLACED ON ZONING PETITION NO. 74-37(A), APPROVED, on a parcel of land lying in Sections 30 and 31, Township 44 South, Range 42 East, , more particularly described as follows:

All that parcel of land as shown hereon and known as the Plat of "The Hunt" as recorded in Plat Book 32, Pages 119 thru 125. Beginning at the intersection of the West boundary line of said plat with the Southerly right-of-way line of the Lake Worth Drainage District Lateral Canal No. L-13; thence East, along said Southerly right-of-way line, a distance of 881.34 feet to the Easterly right-of-way line of said canal; thence North, along

said Easterly right-of-way line, a distance of 30.00 feet to the Southwest corner of Lot 1, Block 1, also being a point on the centerline of a drainage easement, 60.00 feet in width, thence East, along said centerline and the South line of said Lot 1, a distance of 199.97 feet to the Southeast corner of said Lot 1; thence continue East, across Hunting Trail, a distance 60.00 feet to the Southwest corner of Lot 19, Block 5; thence continue East, along the South lines of said Lot 19 and the Preserve Area, a distance of 280.00 feet to the Westerly terminus of a drainage easement 50.00 feet in width; thence departing from the aforesaid centerline and along the perimeter of said drainage easement, North 41.00 feet; thence East, along the South lines of the Preserve, the Lake, and Lots 11 & 10, all in block said Block 5, a distance of 769.93 feet to the Southeast corner of said Lot 10; thence, departing from said perimeter, continue East, along the Easterly prolongation of the South line of said Lot 10, a distance of 60.00 feet to the Westerly boundary line of Lot 1 of said Block 5, thence South, along said Westerly boundary line, a distance of 30.00 feet to the Southwest corner of said Lot 1 and the Westerly terminus of the centerline of a drainage easement 60.00 feet in width; thence East, along said centerline and the South line of said Lot 1, a distance of 290.00 feet to the Southeast corner of said Lot 1; thence continue East, across Hunting Trail, a distance of 60.00 feet to the Southwest corner of Lot 11, Block 4; thence continue East, along the South line of Lots 11 & 10, Block 4, a distance of 290.00 feet to the Westerly right-of-way line of the Lake Worth Drainage District Lateral Canal No. L-13 and the terminus of this description, located on the south side of Lake Worth Road (SR 802), bounded on the west by State Road 7 (U. S. Highway 441), in a RE-Residential Estate 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. Condition No. 2 of Zoning, Petition No. 74-37(A), presently states:

"2. The developer shall revise the proposed Master Plan for the Hunt to terminate Hunting Trail in a cul-de-sac or receive a variance to allow a turnaround."

is hereby deleted.

3. Prior to Master Plan certification, petitioner shall submit documentation establishing cross access agreements and dedication and maintenance responsibility related to required improvements share with the neighboring development to the south (Petition No. 87-4).

4. Property owner shall grant an access easement to the

adjacent parcel located in the southeast corner of the project designated as an "equestrian area."

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

Carol A. Roberts	--	Aye
Carol J. Elmquist	--	Aye
Karen T. Marcus	--	Aye
Dorothy Wilken	--	Aye
Kenneth M. Adams	--	Aye

The foregoing resolution was declared duly passed and adopted this 9th day of August, 1988 confirming action of July 23, 1987.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

BY:

  
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY:

  
DEPUTY CLERK

