

RESOLUTION NO. R-87-27

RESOLUTION APPROVING ZONING PETITION 86-65, Special Exception

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. 86-65 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on June 27, 1986; 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. With Master Plan modifications, this proposal will be consistent with the requirements of the Comprehensive Plan and Zoning Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 27th of June 1986, that Petition No. 86-65 the Petition PEER DEVELOPMENT COMPANY By Bruce Kaleita, Esquire, for a SPECIAL EXCEPTION TO AMEND AND EXPAND THE SITE PLAN FOR A RECREATIONAL VEHICLE PARK, PREVIOUSLY APPROVED AS A CONDITIONAL USE ON JUNE 4, 1970, TO INCREASE THE LAND AREA BY 5.23 ACRES on the East 1/2 of the Northwest 1/4, of the Northwest 1/4, of the Northeast 1/4 and the West 1/2 of the Northeast 1/4 of the

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

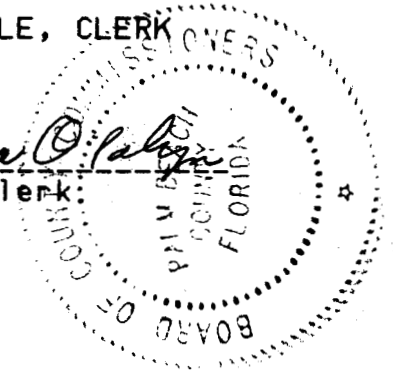
Karen Marcus	--	ABSENT
Jerry L. Owens	--	AYE
Ken Spillias	--	ABSENT
Dorothy Wilken	--	AYE
Kenneth M. Adams	--	AYE

The foregoing resolution was declared duly -passed and adopted this 13th day of January, 1987 confirming action of June 27, 1986.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Barbara O. Salvo
Deputy Clerk:



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

AM
County Attorney

6. The property owner 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. The Fair Share Fee for this project presently is \$8,439 (315 trips X \$26.79 per trip).
7. The developer shall install a six foot solid fence along the property lines adjoining the Ar-zoned residential lots to the project's southwest perimeter. The fence shall not encroach into the ingress and egress easement as shown on the revised site plan.
8. Prior to site plan certification, the petitioner shall provide an access easement which shall allow the two AR-zoned residential lots to the southwest access to Lake Worth Road. Such access easement shall be acceptable to the County Attorney's Office. If this access easement is located within the existing 25 foot buffer along the project's western boundary, a minimum of a five (5) foot buffer shall be retained and designed to include a solid six (6) foot fence with 8-10 foot canopy trees planted 30 feet on center.
9. The developer shall:
 - a) preserve existing native vegetation (slash pine, palmetto, and associated species) and incorporate the vegetaton into the project design.
 - b) prior to master plan and/or site plan certification indicate areas of existing vegetation to be preserved upon the approved development plan. These preservation areas shall receive appropriate protection from damage and disturbance during the site development and construction phase. The minimum protection shall include highlighting of preservation areas through the installation of stakes installed, a maximum of fifty (50) feet apart. Ropes, plastic, tape or ribbons shall be attached to the stakes around the perimeter of the protected area. Marking materials shall not be attached to a protected tree. In addition, individual trees not within a preserved area shall be protectedd by a barrier, constructed of metal or wood, placed a distance of six (6) feet apart, or at the radius of the dripline, whichever is greater.

Northwest 1/4 of the Northeast 1/4 all in Section 26, Township 44 South, Range 42 East, Less Road and Canal Rights-of-way of record. Together with the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 44 South, Range 42 East, subject to an Easement over the East 60 feet of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 44 South, Range 42 East. Said property located on the south side of Lake Worth Road (S.R. 802), approximately .2 mile west of Roberts Way (51st Trail South) in an AR-Agricultural Residential District, was approved as advertised subject to the following conditions:

1. Prior to site plan certification, the site plan shall be amended to reflect the following:
 - a) the ingress and egress easement to the AR-zoned residential lots to the southwest.
 - b) individual RV spaces and minimum lot size and dimensions.
 - c) required number of trees.
 - d) one of three alternative landscape strips where the site abuts AR zoned property.
 - e) required landscaping along Lake Worth Road.
 - f) an access dimension of at least twenty-five (25) feet.
2. Prior to Master Plan approval, the Master Plan tabulars shall be amended to delete reference to "residential uses", "dwelling units/acre", and similar references. The tabular will instead refer to "RV spaces/gross acre".
3. Prior to Master Plan certification, a Unity of Title will be submitted for inclusion in the official zoning file which links the two portions of the site.
4. The development shall retain onsite 85% of the stormwater runoff generated by a three (3) year-one hour storm per requirements of the Permit Section, Land Development Division. The drainage system shall be maintained in an acceptable condition per the County Engineers approval.
5. The property owner shall construct a right turn lane, west approach on Lake Worth Road at the project's entrance road concurrent with onsite paving and drainage improvements.