

RESOLUTION APPROVING ZONING PETITION **EAC79-93(A)**  
DEVELOPMENT ORDER AMENDMENT  
PETITION OF G. **HUGO** FORESTER

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, 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 Article 5 of the Palm Beach County Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition **EAC79-93(A)** was presented to the Board of County Commissioners at a public hearing conducted on August 25, 1994; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, and the recommendations of the various county review agencies; and

WHEREAS, this approval is subject to Article 5, section 5.8 (Compliance with Time Limitations), of the Palm Beach County Land Development Code 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 Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan.
2. This Development Order Amendment complies with relevant and appropriate portions of Article 6, Supplementary Use Standards of the Palm Beach County Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach county Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Development Order Amendment, with conditions as adopted, complies with standards imposed on it by applicable provisions of the Palm Beach County Land Development Code for use, layout, function, and general development characteristics.
6. This Development Order Amendment meets applicable **local** land development regulations.
7. This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.
8. This Development Order Amendment has a concurrency reservation and therefore complies with Art. 11 (Adequate Public Facility Standards) of the Palm Beach County Land Development Code.

9. This Development Order Amendment, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
10. This Development Order Amendment, with conditions as adopted, will result in logical, timely and orderly development patterns.
11. This Development Order Amendment is consistent with applicable neighborhood plans.

WHEREAS, Article 5 of the Palm Beach County Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning **Petition EAC79-93** (A), the petition of G. Hugo Forester, for a DEVELOPMENT ORDER AMENDMENT in the Agricultural Residential (AR) Zoning District, to delete Conditions 6 (number of vehicles), 7 (short term Occupancy) & 8 (permanent occupancy) of Resolution **79-606A**, previously approved on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located on a vicinity sketch as shown on EXHIBIT B, attached hereto and made a part hereof, was approved on August 25, 1994, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner     Newell     moved for the approval of the Resolution.

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

Mary McCarty, Chair	--	Aye
Burt <b>Aaronson</b>	--	Aye
Ken Foster	--	Aye
Maude Ford Lee	--	Aye
Karen T. Marcus	--	Aye
Warren Newell	--	Aye
Carol A. Roberts	--	Absent

The Chair thereupon declared that the resolution was duly passed and adopted this 25th day of August, 1994.

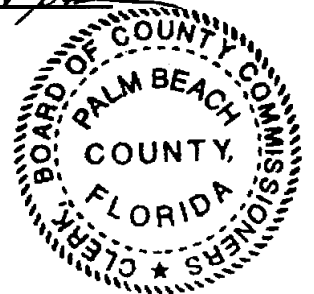
APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: *Andrew Altier*  
COUNTY ATTORNEY

BY: *Barbara A. Mill*  
DEPUTY CLERK



THE SOUTHEAST

**1/4**

RANGE 4 1 EAST, PALM BEACH COUNTY, FLORIDA.

EXHIBIT B  
VICINITY SKETCH

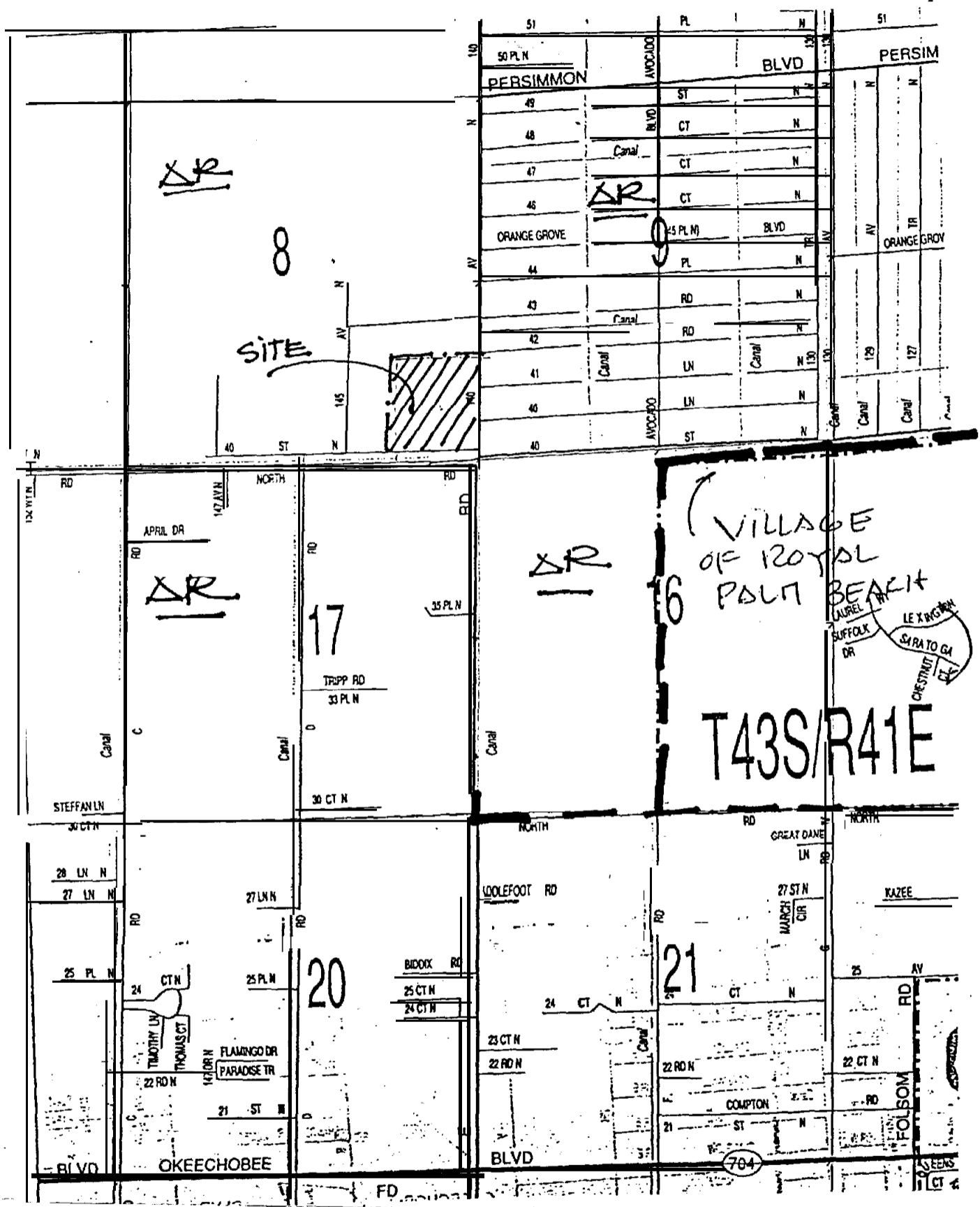


EXHIBIT C

CONDITIONS OF APPROVAL

1. Petitioner shall construct a culvert crossing having two twelve (12) foot travel lanes and two eight (8) foot stabilised shoulders at the North Road canal **crossing**. (Previously Condition 1 of Resolution No. R-79-606-A, Petition No. 79-93). (ENGINEERING)
2. Petitioner shall provide a minimum of forty-five (45) foot radii for the internal road system. (Previously Condition 2 of Resolution No. R-79-606-A, Petition No. 79-93). (ENG)
3. Petitioner shall **provide** adequate screening and fencing **along** all boundaries **of** the subject facility in order to provide for complete privacy and to prevent trespassing for both the guests of the subject facility and the adjacent **property** owners. (Previously Condition 3 of Resolution No. R-79-606-A, Petition No. 79-93). (BUILDING-Zoning)
4. The use of a public address system shall be **prohibited**. (Previously Condition 4 of Resolution No. R-79-606-A, Petition No. 79-93). (CODE ENF)
5. All lighting shall be directed inwards to illuminate the subject premises only and shall not spill over onto **adjacent** properties. (Previously Condition 5 of Resolution No. R--79-606-A, Petition No. 79-93). (BUILDING-Code Enf)
6. **Condition 6 of Resolution No. R-79-606-A, Petition No. 79-93, which states:**  
  
There shall be allowed no more than twenty-six (26) recreational vehicle sites within the subject recreational vehicle park.  
  
Is hereby amended to state:  
  
**There shall be allowed no more than forty eight (48) recreational vehicle sites within the subject recreational vehicle park. (CODE ENF-Zoning)**
7. **Condition 7 of Resolution No. R-79-606-A, Petition No. 79-93, which states:**  
  
**The recreational vehicle park shall accommodate short-term occupancy such that the use of any one (1) recreation vehicle stay shall not exceed thirty (30) days.**  
  
**Is hereby deleted.**
8. **Condition 8 of Resolution No. R-79-606-A, Petition No. 79-93, which states:**  
  
There shall be no permanent residency within the **subject** facility other than the owner's personal residence.  
  
**Is hereby deleted.**
9. All activity on the premises shall be limited so as not to be visible from adjacent properties. (Previously Condition 9 of Resolution No. R-79-606-A, Petition No. 79-93). (CODE ENF)
10. Due to the nature of the road system of the subject **area**, petitioner shall determine if an alternate means of access is available to the subject site and if such an alternate **means** of access is available, all patrons of the subject facility shall be required to use said access. (Previously Condition 10 of Resolution No. R-79-606-A, Petition No. 79-93). (ENG)

11. The subjeat facility shall be subject to periodic review by the Department of Planning, Zoning & Building to determine compliance with the special conditions of approval. Failure to comply with said conditions shall require further review by the **Planning Zoning** Commission and the Board of County Commissioners. (Previously Condition 11 of Resolution No. R-79-606-A, Petition No. 79-93). **(PZ&B)**
12. Engineering plans and applications for the expansion of the water treatment facility and the wastewatertreatment facility to **meet** required capacity and standards, including **effluent** quality, must be submitted to the Palm Beach County **Public Health Unit** prior to final site plan approval by the **JRC.**  
(HEALTH)
13. The Developer 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 **shall** be based upon generation rates approved by the County **Engineer** (IMPACT FEE COORDINATOR-Engineering).