

RESOLUTION NO. R-94-1469

RESOLUTION APPROVING ZONING PETITION EAC/NPN-13(A)  
DEVELOPMENT ORDER AMENDMENT  
PETITION OF OR1                    JS CORPORATION

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, and the Palm Beach County Unified Land Development Code, 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 Unified Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition **EAC/NPN13(A)** was presented to the Board of County Commissioners at a public hearing conducted on October 27, 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 Unified 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 the relevant and appropriate portions of Article 6, Supplementary Use Standards; of the Palm Beach County Unified Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Unified Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach County Unified 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 the 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 exemption and therefore complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach **Unified** 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.

WHEREAS, Article 5 of the Palm Beach County Unified 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 EAC/NPN-13(A), the petition of Oriole Homes Corporation, for a DEVELOPMENT ORDER AMENDMENT in the Agricultural Residential (AR) Zoning District, to increase land area, previously approved on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on October 27, 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 Foster 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        | -- | k=     |
| Carol A. Roberts     | -- | Absent |

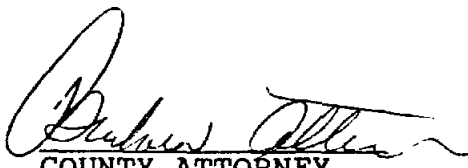
The Chair thereupon declared that the resolution was duly passed and adopted this 27th day of October, 1994.

APPROVED AS TO **FORM**  
AND LEGAL SUFFICIENCY


PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY:

  
COUNTY ATTORNEY

BY:

  
DEPUTY CLERK

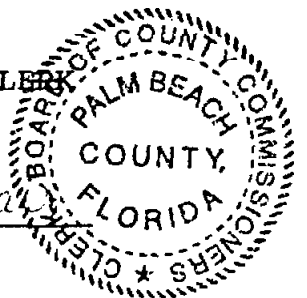


EXHIBIT A  
LEGAL DESCRIPTION

**Oriole Homes Corp.**  
1690 South Congress Avenue, Suite 200  
Delray Beach, Florida 33445  
Tel: 407-274-2000  
Fax: 407-274-0066

EXHIBIT "A"

The east 1/2 of the NE 1/4 of the NE 1/4 of the SW 1/4  
of Section 2, Township 46, Range 42E subject to right of  
ways of record.

Containing 5.093 acres more or less

EAC/N?N = 13 A

AUG 19 1994

**ORIOLE**  
SINCE 1963 HOMES CORP.

EXHIBIT B  
VICINITY SKETCH

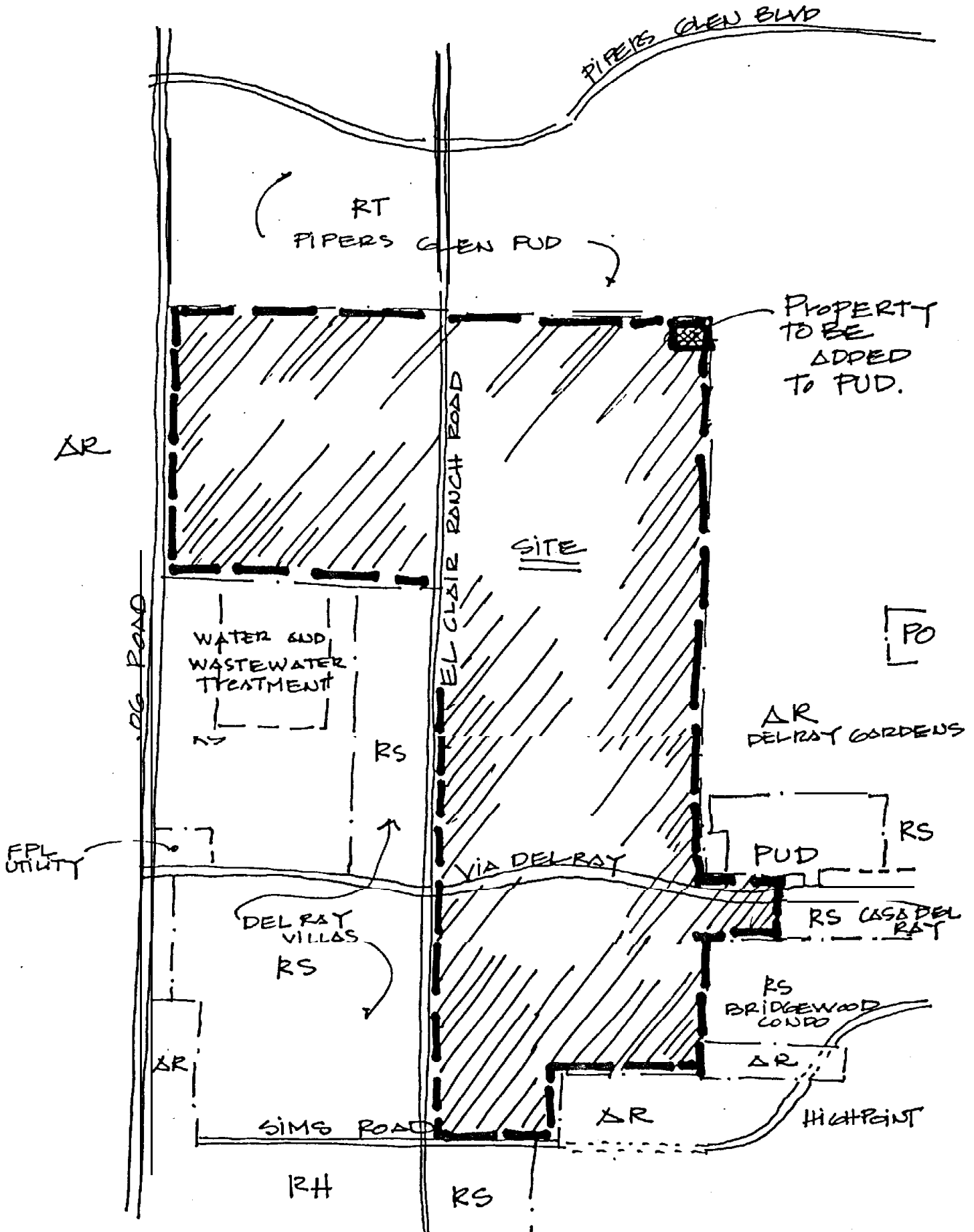


EXHIBIT C

CONDITIONS OF APPROVAL

A. ALL PETITIONS

1. All previous conditions of approval indicated in the approval letter dated September 17, 1971 have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval unless expressly modified. (MONITORING)

B. CONDITIONS FROM APPROVAL LETTER DATED 9/17/71

1. Reservation to be made of road rights-of-way existing or future as designated by the county Engineer. (ENGINEERING)
2. Positive drainage to be adequately provided **for**. (ENGINEERING)
3. The agreement for Palm Beach County to take ownership of the water and sewer utility system shall be executed per your letter to George Warren, Chairman, Board **of County** Commissioners of Palm Beach County, dated September 15, 1971, upon approval of said agreement by the Palm Beach County Pollution and Water Control Authority. (ENGINEERING)
4. This Conditional Use, if not utilized for the purpose intended, shall become null and void by March 16, 1972. (ENGINEERING)

C. COUNTY ATTORNEY

1. The additional acreage shall be incorporated into the master property owner's association for Coral Lakes PUD. (COUNTY ATTORNEY)