

RESOLUTION NO. R-96- 644

RESOLUTION APPROVING ZONING PETITION DOA94-88(A)
DEVELOPMENT ORDER AMENDMENT
PETITION OF AMERICAN TOWER **SYSTEMS**
BY ROBERT BASEHART, AGENT
WIRK TOWER

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 DOA94-88(A) was presented to the Board of County Commissioners at a public hearing conducted on May 23, 1996; 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 Unified 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 determination and complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach County 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 DOA94-88(A), the petition of American Tower Systems, by Robert Basehart, agent, for a Development Order Amendment (DOA): reduce land area; add towers 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 May 23, 1996, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Lee 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:

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

The Chair thereupon declared that the resolution was duly passed and adopted on May 23, 1996.

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

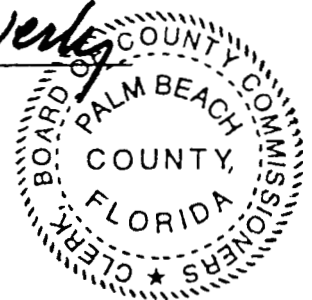


EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION-PARCEL A

A PARCEL OF LAND LYING IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 1; THENCE SOUTH 88°56'07" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) A DISTANCE OF 510.63 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID NORTH LINE, SOUTH 88°56'07" EAST, A DISTANCE OF 300.00 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 01'03'53" WEST, A DISTANCE OF 211.68 FEET; THENCE SOUTH 62°03'16" EAST, A DISTANCE OF 227.76 FEET TO A POINT IN A LINE 300.00 FEET WESTERLY OF AND PARALLEL MITE THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID NORTHEAST (NE 1/4) QUARTER OF SECTION 1; THENCE SOUTH 01°52'59" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 793.69 FEET; THENCE, DEPARTING SAID PARALLEL LINE, NORTH 88°56'07" WEST, A DISTANCE OF 938.51 FEET; THENCE NORTH 01°52'59" EAST, A DISTANCE OF 626.45 FEET; THENCE NORTH 46°27'05" EAST, A DISTANCE OF 614.94 FEET; THENCE NORTH 01'03'53" EAST, A DISTANCE OF 50.00 FEET TO SAID NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) AND THE POINT OF BEGINNING.

CONTAINING IN ALL 871,200 SQ. FT. OR 20.000 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

NOTES: BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 88°56'07" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST.

EXHIBIT B
VICINITY SKETCH

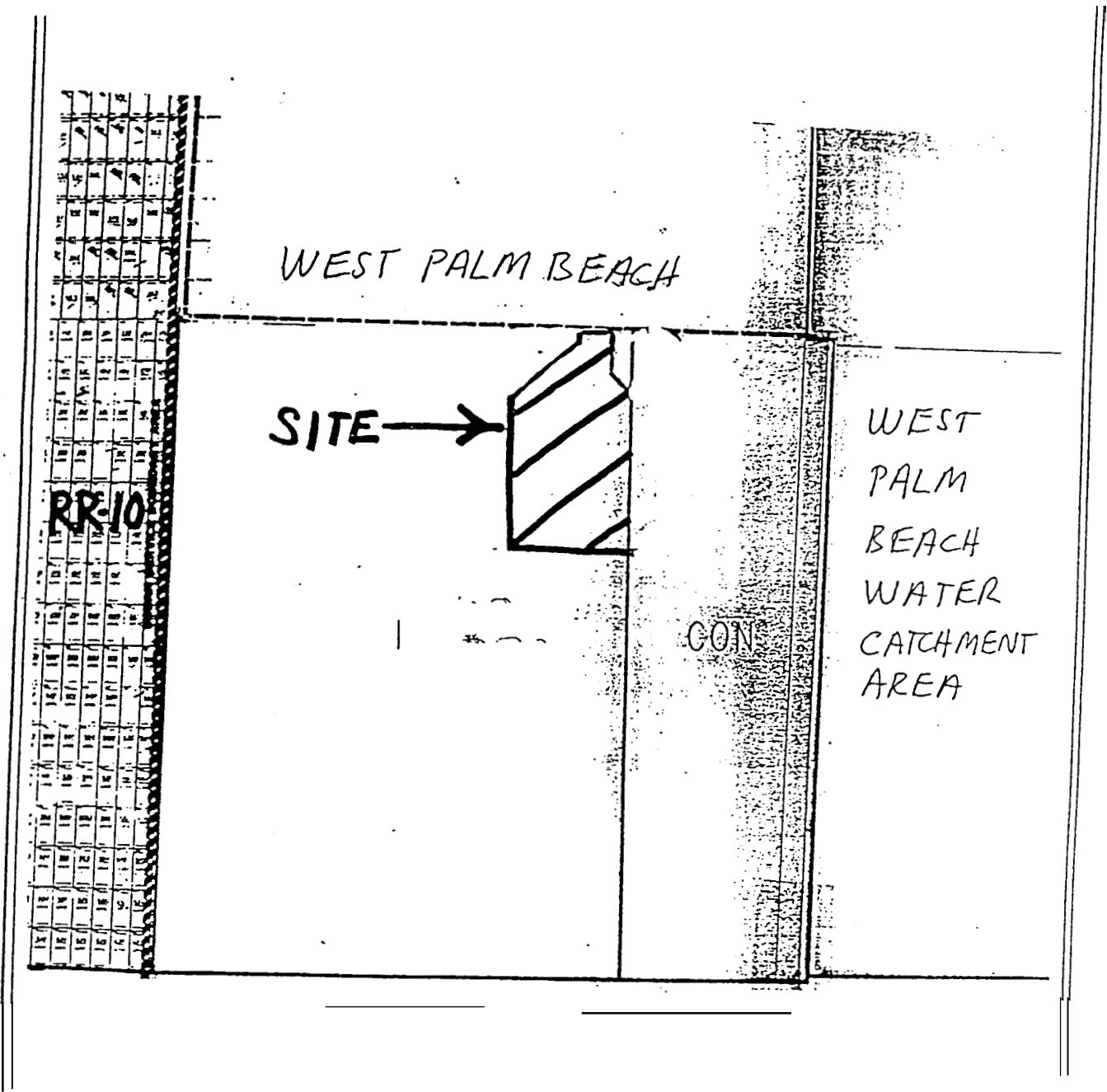


EXHIBIT C

CONDITIONS OF APPROVAL

NOTE: All previous conditions of approval are shown in **BOLD** and will be carried forward with this petition unless expressly modified.

A. ALL PETITIONS

1. All previous conditions of approval applicable to the subject property, **as** contained in Resolutions R-95-270 (Petition CA94-88), has been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Section 5.8 of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING-Zoning)
2. **Prior to Development Review Committee certification, the petitioner shall submit documentation to the Zoning Division which demonstrates that the proposed facility does not violate FAA or the Department of Transportation, Aviation Division Airport Regulations. This documentation shall be subject to approval by the Palm Beach County Department of Airports. (Previously Condition A.1 of Resolution R-95-270, of Petition CA94-88) (ZONING)**
3. **Palm Beach County and any other governmental agency shall have the right to co-locate communication equipment on the subject tower provided that the placement of such equipment does not interfere with the petitioner's equipment or operations. (Previously condition A.2 of Resolution R-95-270, Petition CA94-88) (PREM)**

B. ENVIRONMENTAL RESOURCES MANAGEMENT

1. There are several vegetation related violations associated with this property. These shall be addressed with the Department of Environmental Resources Management prior to DRC Site Plan certification. (DRC: ERM)

E. ENGINEERING

1. The Developer shall plat the subject property in accordance with provisions of Article 8 of the Unified Land Development Code. (BLDG PERMIT: Monitoring - Eng)
2. **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 proposed tower to be paid at the time of issuance of the Building Permit presently is \$110.00 (2 trips X \$55.00 per trip) (previously condition E.1 of Resolution R-95-270, Petition CA94-88). (IMPACT FEE COORDINATOR).**

COMPLIANCE

1. Failure to comply with any of the conditions of approval for the subject property at any time may result in:
 - a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy; the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the

revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; and/or

- b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or
- d. Referral to code enforcement; and/or
- e. Imposition of entitlement density or intensity.

Appeals of any departmental administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of an Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment or other actions based on a Board of County Commission decision shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit.
(MONITORING)