

RESOLUTION NO. R-2015- 1736

RESOLUTION APPROVING ZONING APPLICATION EAC-2015-01468
(CONTROL NO. 2006-00185)
an Expedited Application Consideration
APPLICATION OF Jupiter Palm Beach Motor Coach Resort LL
BY Urban Design Kilday Studios, AGENT
(Jupiter/Palm Beach Motorcoach Resort RVPD)

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 applications relating to zoning;

WHEREAS, the notice and public hearing requirements, as provided for in Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067 as amended), have been satisfied;

WHEREAS, Zoning Application EAC-2015-01468 was presented to the Board of County Commissioners at a public hearing conducted on December 3, 2015;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties, the recommendations of the various County review agencies, and the recommendation of the Zoning Commission;

WHEREAS, the, Board of County Commissioners pursuant to Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067 as amended) is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS hereby incorporates by reference the Findings of Fact in the staff report addressing the standards contained in Article 2.B.2.B for an Expedited Application Consideration; and,

WHEREAS, Article 2.A.1.K.3.b (Action by BCC) 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 Application EAC-2015-01468, the application of Jupiter Palm Beach Motor Coach Resort LL, by Urban Design Kilday Studios, Agent, for an Expedited Application Consideration to reconfigure the Master and Site plans; modify and delete Conditions of Approval (Landscape and Use Limitation); and, add phase lines., 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 as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on December 3, 2015, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Vana moved for the approval of the Resolution.

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

Commissioner Mary Lou Berger, Mayor	- Aye
Commissioner Hal R. Valeche, Vice Mayor	- Aye
Commissioner Paulette Burdick	- Aye
Commissioner Shelley Vana	- Aye
Commissioner Steven L. Abrams	- Absent
Commissioner Melissa McKinlay	- Aye
Commissioner Priscilla A. Taylor	- Absent

The Mayor thereupon declared that the resolution was duly passed and adopted on December 3, 2015.

Filed with the Clerk of the Board of County Commissioners on December 14th, 2015

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

SHARON R. BOCK,
CLERK & COMPTROLLER

BY:


COUNTY ATTORNEY

BY:


DEPUTY CLERK
FLORIDA



EXHIBIT A

LEGAL DESCRIPTION

JUPITER-PALM BEACH MOTORCOACH RESORT R.V.P.D. AS RECORDED IN PLAT BOOK 119 PAGES 88 THROUGH 89, IN PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF LOTS A THROUGH H, LOTS K THROUGH R, AND A PORTION OF LOT I AND LOT S, TRACT 24, PHILO FARMS, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 11, LYING IN SECTIONS 35 & 36, TOWNSHIP 40 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

EXHIBIT B
VICINITY SKETCH

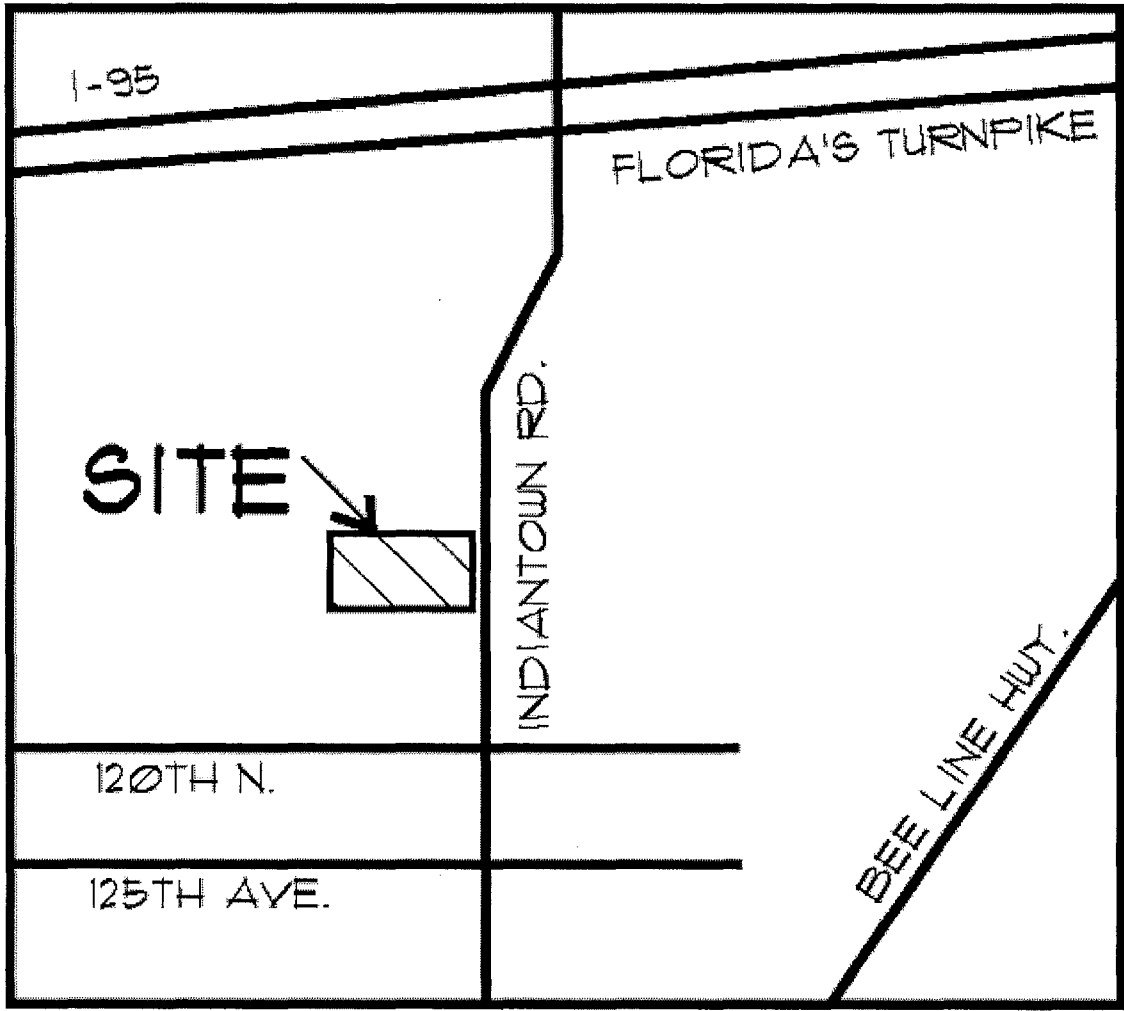


EXHIBIT C

CONDITIONS OF APPROVAL

Expedited Application Consideration

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2014-210, Control No.2006-00185, which currently states:

The approved Preliminary Site Plan is dated December 12, 2013. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission.

Is hereby amended to read:

The approved Preliminary Master Plan is dated November 16, 2015, Preliminary Site and Regulating Plans are dated November 9, 2015, and the Preliminary Alternative Landscape Plan is dated November 13, 2015. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

2. The twenty-five (25) foot setback for the recreational vehicles shall be permitted to be measured from the interior edge of the ULDC required landscape buffers. A General Note referencing this Condition shall be added to the Preliminary Site Plan prior to final approval by the Development Review Officer (DRO). (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ALL PETITIONS Condition 3 of Resolution R-2014-210, Control No.2006-00185)

3. Commencement of the Development Order shall start on or before February 27, 2017, modifications may be permitted administratively as allowed by Article 2.E of the Unified Land Development Code. (ONGOING: ZONING - Zoning) (Previous ALL PETITIONS Condition 4 of Resolution R-2014-210, Control No.2006-00185)

4. Prior to final approval by the Development Review Officer (DRO), the Regulating Plan shall be revised to indicate the detail of the Water Treatment Equipment Pad. The detail shall include the height of the equipment and the materials utilized for screening of the equipment. (DRO: ZONING - Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for final approval by the Development Review Officer (DRO), the architectural elevations for the recreation building shall be submitted simultaneously with the site plan for final architectural review and approval. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the DRO approved site plan, all applicable conditions of approval, and all ULDC requirements.

(DRO: ARCHITECTURAL REVIEW - Zoning) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2014-210, Control No.2006-00185)

ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2017. A time

extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code.

(DATE: MONITORING - Engineering) (Previous ENGINEERING Condition 1 of Resolution R-2014-210, Control No.2006-00185)

2. Previous ENGINEERING Condition 2 of Resolution R-2014-210, Control No.2006-00185, which currently states:

The Property Owner shall construct a right turn lane, east approach on Indiantown Road at project entrance. This right turn lane shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet or as approved by the County Engineer.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. (BLDGPM: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Engineering)

Is hereby deleted. [REASON: No Longer required]

3. Previous ENGINEERING Condition 3 of Resolution R-2014-210, Control No.2006-00185, which currently states:

The Property Owner shall widen the pavement of Indiantown Road to provide for U-turn movements for recreation vehicle/travel trailers at the following median openings subject to approval by the County Engineer:

i) Bridle Court, west approach U turn

ii) Rocky Pines Road, east approach U turn.

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and guardrail relocation.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDG PERMIT: MONITORING-Eng) (Previous Condition E.6.a of Resolution R-2008-0703, Control No. 2006-00185) (BLDGPM: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Engineering)

Is hereby amended to read:

The Property Owner shall widen the pavement of Indiantown Road to provide for U-turn movements for recreation vehicle/travel trailers at the following median openings subject to approval by the County Engineer:

i) Bridle Court, west approach U turn

ii) Rocky Pines Road, east approach U turn.

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and guardrail relocation.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPM/CO: MONITORING - Engineering)

4. Condition deleted by Resolution R-2014-0210 (Previous ENGINEERING Condition 4 of Resolution R-2014-210, Control No.2006-00185)

5. Prior to the issuance of the first Certificate of Occupancy, the Property Owner shall fund the pro rata cost of an exfiltration drainage system required for the 6 lane widening of Indiantown Road. Funding shall be based on the construction of a required exfiltration drainage system required to meet the storm water discharge and treatment requirements of Palm Beach County for Indiantown Road along the property frontage. Payment cost shall be based upon a Certified Cost Estimate provided by the Property Owner's Engineer and approved by the County Engineer. (BLDGPM/CO: MONITORING - Engineering) (Previous ENGINEERING Condition 5 of Resolution R-2014-210, Control No.2006-00185)

6. Landscaping within the median of indiantown Road

a. The Property Owner shall design, install and perpetually maintain the median landscaping within the median of all abutting right of way of Indiantown Road. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires Board of County Commissioners approval. Median landscaping installed by Property Owner shall be perpetually maintained by the Property Owner, his successors and assigns, without recourse to Palm Beach County, unless the Property Owner provides payment for maintenance as set forth in Paragraph D below. (ONGOING: ENGINEERING-Eng) (Previous Condition E.4.a of Resolution R-2008-0703, Control No. 2006-00185) (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED]

b. Prior to the issuance of the first Building Permit, the necessary permit(s) for this landscaping and irrigation shall be applied for. (BLDG PERMIT:MONITORING-Eng) (Previous Condition E.4.b of Resolution R-2008-0703, Control No. 2006-00185) (BLDGPM/CO: MONITORING - Engineering) [Note: COMPLETED]

c. Prior to the issuance of the first Certificate of Occupancy, all installation of the landscaping and irrigation shall be completed. (CO:MONITORING-Eng) (Previous Condition E.4.c of Resolution R-2008-0703, Control No. 2006-00185) [Note: COMPLETED]

d. At the Property Owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the Property Owner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the Property Owner. The Property Owner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the Property Owner. (ONGOING:ENG-Eng) (Previous Condition E.4.d of Resolution R-2008-0703, Control No. 2006-00185) [Note: COMPLETED]

e. Alternately, at the option of the Property Owner, and prior to the issuance of a Building Permit, the Property Owner may make a contribution to the County's Only, Trees, Irrigation, and Sod, Otis program, unincorporated thoroughfare beautification program. This payment, for the County's installation of landscaping and irrigation on qualifying thoroughfares shall be based on the project's frontage along Indiantown Road. This payment shall be in the amount and manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended. (ONGOING:ENG-Eng) (Previous Condition E.4.e of Resolution R-2008-0703, Control No. 2006-00185) (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 6 of Resolution R-2014-210, Control No.2006-00185)

7. Prior to issuance of the first Building Permit, the Property Owner shall legally create a single lot of record in accordance with the provisions of Article 11 of the Unified Land Development Code. The property shall not be subdivided into more than one lot unless the subdivision provides the required improvements. (BLDGPM/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 7 of Resolution R-2014-210, Control No.2006-00185)

ENVIRONMENTAL

1. A fire-break strip with a minimum width of twenty (20) feet shall be provided adjacent the north, east and west property lines. This fire-break strip shall be free and clear of landscape materials and permanent structures. A drivable berm with a maximum slope of 3:1 shall be installed within the strip to protect the site from high water levels, west to where the berm will connect to the existing Old Indiantown Road roadbed, where the berm (wall, if utilized in lieu of a berm) will not be of sufficient width to maintain a drivable surface. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 1 of Resolution R-2014-210, Control No.2006-00185)

2. The portion of the facility that includes the Old Indiantown roadbed shall be fenced off from the rest of the RV Park and a gate that would provide access to pedestrians and bicycles, shall be installed. This roadbed area shall be conveyed to Palm Beach County prior to Plat approval. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 2 of Resolution R-2014-210, Control No.2006-00185)

3. The RV Park shall be presented to the Loxahatchee River Coordinating Council prior to final approval by the Development Review Officer (DRO). (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 3 of Resolution R-2014-210, Control No.2006-00185)

4. In the event of a wildfire, an Evacuation Plan designed to clear the facility within a 90 minute period shall be submitted and approved prior to final approval by the Development review Officer (DRO). (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 4 of Resolution R-2014-210, Control No.2006-00185)

5. A copy of the SFWMD Consumptive Use Permit, or an indication that such a permit is not necessary, shall be provided prior to final approval by the Development Review Officer (DRO). In no case shall waste water be used as irrigation water or otherwise applied to the ground surface. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 5 of Resolution R-2014-210, Control No.2006-00185)

LANDSCAPE - GENERAL

1. Previous LANDSCAPE - GENERAL Condition 4 of Resolution R-2014-210, Control No.2006-00185, which currently states:

Prior to final approval by the Development Review Officer (DRO), the Property Owner shall submit a Landscape Plan for review and approval by the Zoning Division. (DRO: LANDSCAPE -Zoning)

Is hereby amended to read:

Prior to final approval by the Development Review Officer (DRO), the Property Owner shall submit an Alternative Landscape Plan (ALP) for review and approval by the Zoning Division. The ALP shall be prepared in compliance with all landscape related Conditions of Approval as contained herein and shall be consistent with the Type II Variance approvals dated February 7, 2014. (DRO: ZONING - Zoning)

2. Previous LANDSCAPE - GENERAL Condition 6 of Resolution R-2014-210, Control No.2006-00185, which currently states:

Prior to final approval by the Development Review Officer (DRO), the Property Owner shall submit an updated Tree Survey that show all the vegetation to be preserved, removed, relocated or mitigated. The Tree Survey shall show the most current site situation within six (6) months of February 27, 2014.

Is hereby amended to read:

Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall revise the Alternative Landscape Plan to include an updated Tree Log, previously described in the Boundary Survey dated March 30, 2006 and updated March 10, 2014. The Tree Log shall be in a tabular format that indicates the Palm/Tree Number, Common Name of the Palm/Tree, the Crown Spread of Tree or Diameter, the Number of trees/palms required to replace the removed tree/palm, and how the tree/palm will be replaced and/or mitigated (i.e. Preserve, Relocated on site, Mitigate on-site, Mitigate off-site (location) previous disposition of all trees and palms that were to be preserved, relocated and mitigated and a separate column to indicate the revised disposition which includes removal, replacement or mitigation on-site; or off-site mitigation, and whether a tree is designated a Zoning tree or an ERM tree). All Zoning designated trees shall be replaced on site. (DRO: ZONING - Zoning)

3. Prior to final approval by the Development Review Officer (DRO), the Property Owner shall revise the Site Plan, where applicable, to delineate the firebreak areas along the south property line.

(DRO: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 5 of Resolution R-2014-210, Control No.2006-00185)

4. Previous LANDSCAPE - GENERAL Condition 7 of Resolution R-2014-210, Control No.2006-00185, which currently states:

Prior to final approval by the Development Review Officer (DRO), the Property Owner shall revise the Site Plan to incorporate the location and identify all existing preserved trees consistent with the Tree Survey. (DRO: ZONING - Zoning)

Is hereby deleted. [REASON: No longer applicable, as the trees and palms were removed.]

5. Prior to final approval by the Development Review Officer (DRO), the Property Owner shall revise the Regulating Plan to include a detail of the six (6) foot high perimeter wall. The wall shall be built from natural materials, including but not limited to: stone or wood. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 8 of Resolution R-2014-210, Control No.2006-00185)

6. The existing Laurel Oak (identified as Tree #25 on the Tree Survey submitted November 25, 2013) located within the proposed lake shall be replaced with three (3) Live Oaks. Height of the proposed oaks shall be a minimum of twenty-two (22) feet. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 9 of Resolution R-2014-210, Control No.2006-00185)

7. Previous LANDSCAPE - GENERAL Condition 10 of Resolution R-2014-210, Control No.2006-00185, which currently states:

All preserved trees shall be marked and barricaded past the drip line to ensure survival. Where applicable, tree wells shall be utilized to ensure proposed fill will not impact the root systems of the preserved trees. Deviation in the tree preservation maybe permitted subject to the approval by the Zoning Division and the Environmental Resources Management Department. (BLDGPM: ZONING - Zoning)

Is hereby deleted. [REASON: No longer applicable, as the Property Owner removed the preserved trees.]

LANDSCAPE - GENERAL-ALONG THE SOUTH PROPERTY LINE (FRONTAGE OF INDIANTOWN ROAD)

8. Previous LANDSCAPE - GENERAL Condition 3 of Resolution R-2014-210, Control No.2006-00185, which currently states:

In addition to the code requirements, landscaping and buffering along the south property

line, except for the firebreak area, shall be upgraded to include:

- a. buffer width shall be a minimum of forty (40) feet;
- b. a six (6) foot high wall;
- c. one (1) Dahoon Holly for each twenty (20) linear feet of the property line. Height shall be a minimum of twelve (12) feet at installation. Trees shall be planted on the north side of the proposed wall;
- d. one (1) pine for each twenty (20) linear feet of the property line; and shall be planted in clusters of five (5) to seven (7) pines. Pine height shall be a minimum of twelve (12) feet to sixteen (16) feet at installation. Pine species shall be of South Florida Slash Pines or a similar species that is approved by the Landscape Section;
- e. a six (6)-foot high continuous hedge consisting of Wax Myrtles or a similar species approved by the Landscape Section. The hedge material shall be allowed to count toward the ULDC required quantity for large shrubs;
- f. Saw Palmetto shall replace the ULDC requirement for medium shrubs; and,
- g. all ULDC small shrub materials shall be of native species. (BLDG PERMIT: LANDSCAPE - Zoning)

Is hereby amended to read:

In addition to the code requirements, landscaping and buffering along the south property line, except for the firebreak area, shall be upgraded to include:

- a. buffer width shall be a minimum of forty (40) feet;
- b. a six (6) foot high wall;
- c. one (1) Dahoon Holly for each twenty (20) linear feet of the property line. Height shall be a minimum of twelve (12) feet at installation. Trees shall be planted on the north side of the proposed wall;
- d. one (1) pine for each twenty (20) linear feet of the property line; and shall be planted in clusters of five (5) to seven (7) pines. Pine height shall be a minimum of twelve (12) feet to sixteen (16) feet at installation. Pine species shall be of South Florida Slash Pines or a similar species that is approved by the Landscape Section. Trees shall be planted on the north side of the proposed wall;
- e. one (1) small tree, in accordance with FPL guidelines Right Tree in the Right Place, shall be planted for each twenty-five (25) feet of property line;
- f. a six (6) foot high continuous hedge consisting of Wax Myrtles or a similar species approved by the Landscape Section. The hedge material shall be allowed to count toward the ULDC required quantity for large shrubs;
- g. Saw Palmetto shall replace the ULDC requirement for medium shrubs; and,
- h. All ULDC small shrub materials shall be of native species. (ONGOING: ZONING - Zoning)

SIGNS

1. Freestanding signs fronting on Indiantown Road shall be limited as follows:
 - a. maximum sign height, measured from finished grade to highest point six (6) feet;
 - b. maximum sign face area per side - sixty (60) square feet;
 - c. maximum number of signs one (1); and,
 - d. style - monument style only.(BLDG/PMT: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 1 of Resolution R-2014-210, Control No.2006-00185)

SITE DESIGN

1. Prior to final approval by the Development Review Officer (DRO), the Property Owner shall revise the site plan to provide a minimum of 1.7 acres of recreation area on the subject property. (ONGOING: ZONING - Zoning) [Note: COMPLETED] (Previous SITE DESIGN Condition 1 of Resolution R-2014-210, Control No.2006-00185)

USE LIMITATIONS

1. Previous USE LIMITATIONS Condition 2 of Resolution R-2014-210, Control No.2006-00185, which currently states:

No Recreation Vehicles shall park/stay on site until the issuance of the Certificate of Occupancy (CO) for the Recreation Building.

Is hereby amended to read:

No more than fifty (50) Recreation Vehicles shall park/stay on site (RV Sites numbers 33-82) until the Property Owner completes all of the following:

- a. Receives a final Certificate of Occupancy from the Building Department for the Check-in Building;
- b. Receives a final Certificate of Completion from the Palm Beach County Health Department for the potable water well system and sanitary sewer system;
- c. Receives a final Certificate of Completion from the Building Department for the required infrastructure and utility hook-ups for the fifty (50) RV sites (RV Sites numbers 33-82); and,
- d. Receives a final inspection from the Landscaping Section for the required landscaping within Phase I. (CC/CO: BUILDING DIVISION - Building Division)

2. The twenty-five (25) foot setback required for the recreational vehicles shall be measured from the interior line of the required twenty (20) foot Right of Way Buffer and the twenty (20) foot required Perimeter Buffers. (BLDG/PMT: ZONING - Zoning) (Previous USE LIMITATIONS Condition 3 of Resolution R-2014-210, Control No.2006-00185)

3. On January 1 of each year an Annual Time Limitation Report shall be submitted to Executive Director of Planning, Zoning and Building (PZB), pursuant to Article 3.E.7.D, Time Limitations. (DATE: MONITORING - Zoning) (Previous USE LIMITATIONS Condition 4 of Resolution R-2014-210, Control No.2006-00185)

4. Detached accessory structures used for storage, utilities or entertainment may be permitted to be approved administratively, contingent on approval of the Code Amendment to add language allowing these structures to ULDC Article 3.E.7.G.1 entitled, "Permanent Structures or Additions." (ONGOING: MONITORING - Zoning) (Previous USE LIMITATIONS Condition 6 of Resolution R-2014-210, Control No.2006-00185)

5. The Property Owner shall receive a Certificate of Occupancy (CO) for the Recreation Building on or before May 2, 2016. No Recreational Vehicles shall park/stay on RV sites 1-32 and 83-100 until the issuance of the CO for the Recreation Building. (CO/DATE: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: ZONING - Zoning) (Previous COMPLIANCE Condition 1 of Resolution R-2014-210, Control No.2006-00185)

2. 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; the Revocation of any concurrency; 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 Unified Land Development Code 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 of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: ZONING - Zoning) (Previous COMPLIANCE Condition 2 of Resolution R-2014-210, Control No.2006-00185)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.