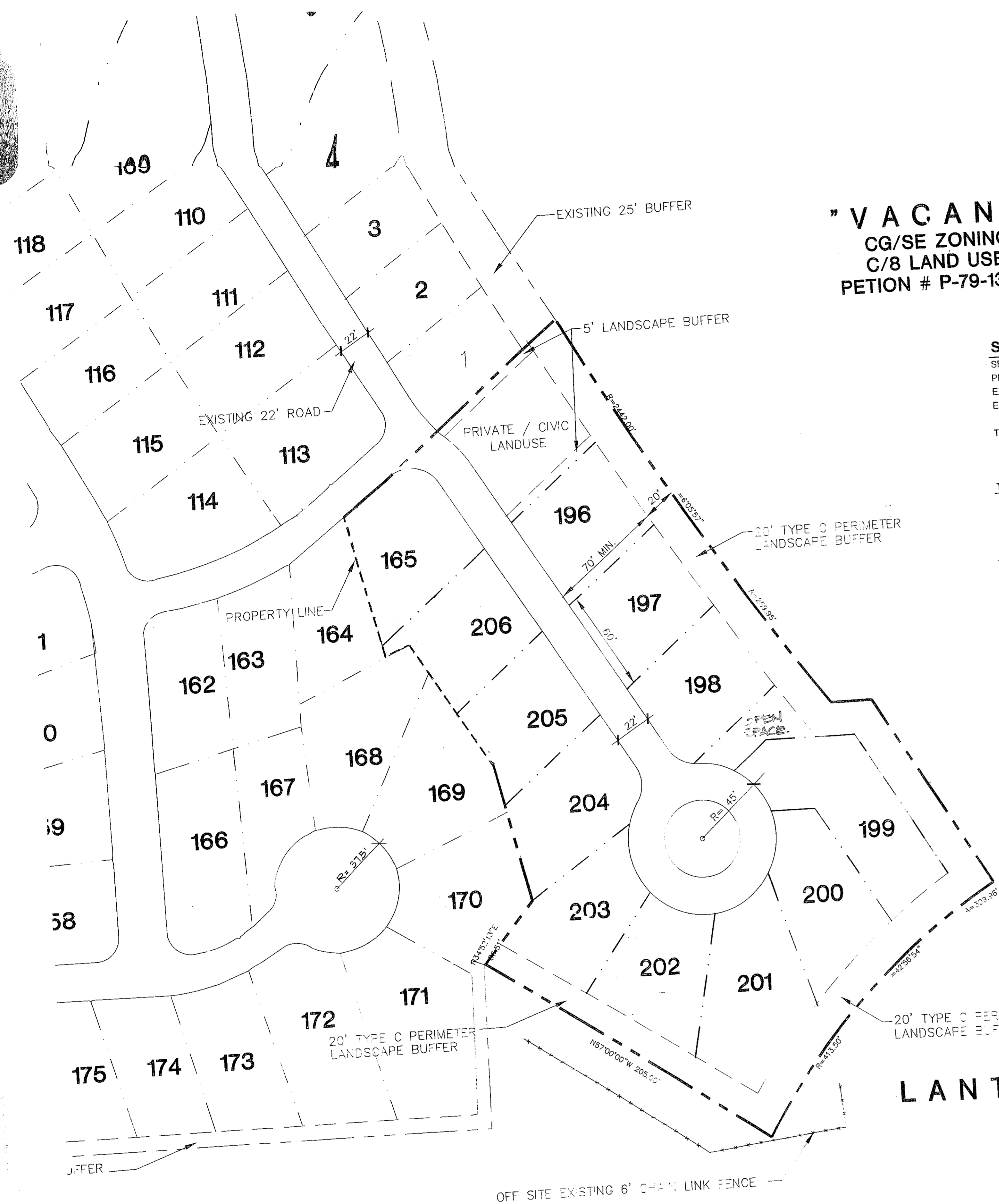


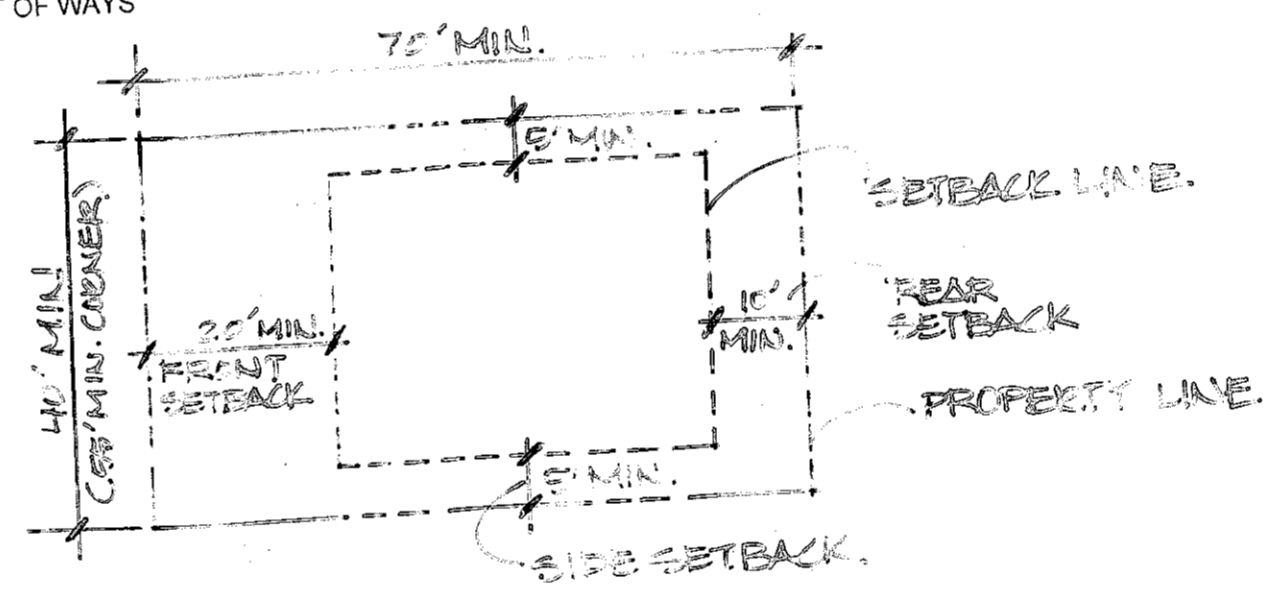
HOME PARK MHPD  
83-124 (A)



"VACANT"  
CG/SE ZONING  
C/8 LAND USE  
PETION # P-79-132 (C)

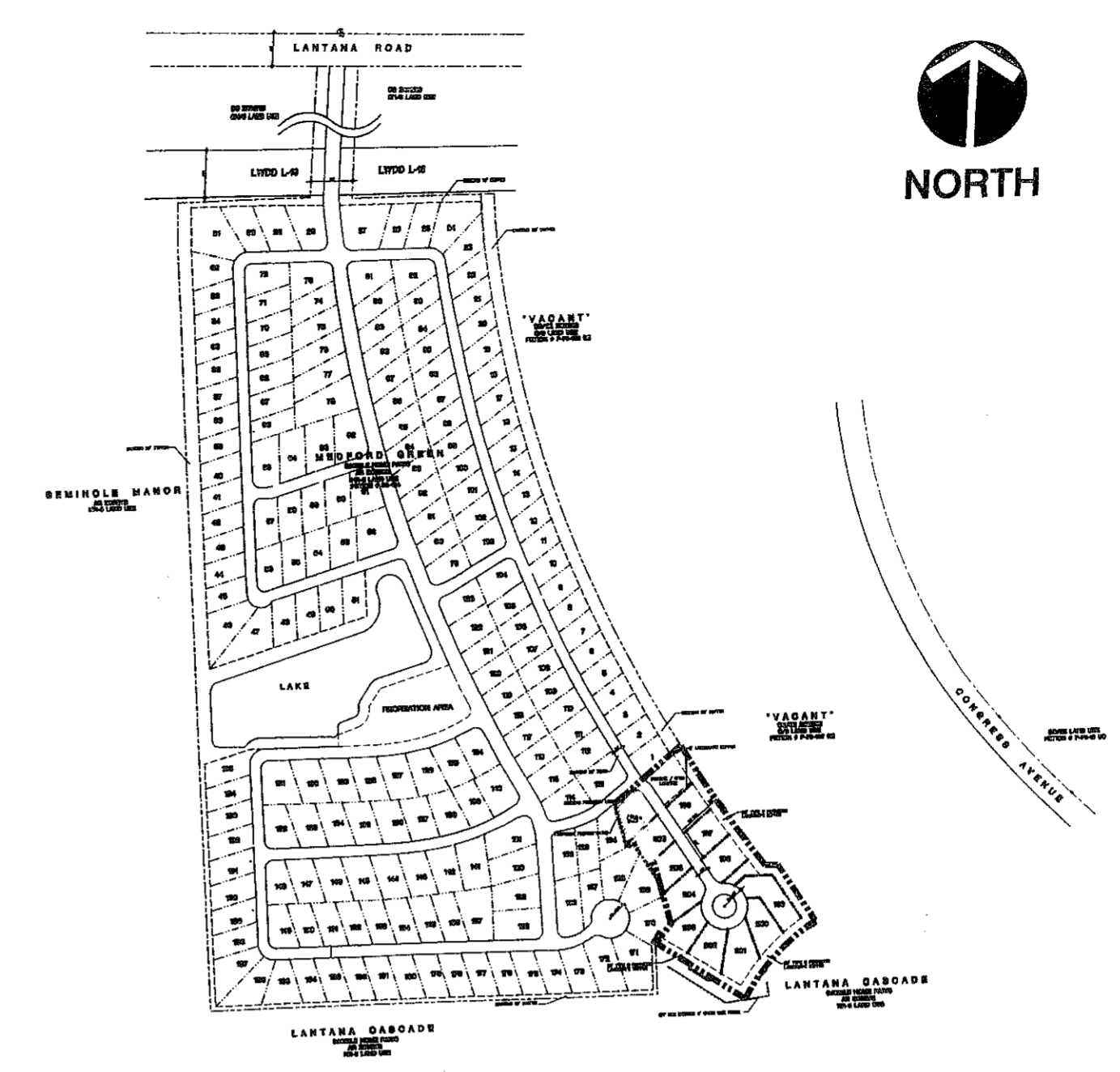
**SITE DATA**

SECTION-TOWNSHIP-RANGE	6-45-43	
SECTION-TOWNSHIP-RANGE	83-124	
PETION NUMBER	21	
EXISTING ZONING	HR-8	
EXISTING LANDUSE	HR-8	
TOTAL SITE AREA	30.287	
EXISTING PARCEL	27.8	
PROPOSED ADDITION	2.48	
AFFECTED LAND AREA	206	
TOTAL DWELLING UNITS (RENTAL)	195	
EXISTING PARCEL	11	
PROPOSED ADDITION	4200 S.F.	
LOT SIZE	RENTAL	
TYPE OF OWNERSHIP	7 DU/AC	
DENSITY	6 DU/AC	
EXISTING PARCEL	6 DU/AC	
PROPOSED ADDITION	PROPOSED ADDITION	
RECREATION (110 S.F. PER PERSON)	EXISTING PARCEL	(110 x 2.4(11) 43,560)
REQUIRED	0.51 A.C.	.06 A.C.
PROVIDED	0.51 A.C.	.51 A.C.
CIVIC LAND REQUIRED (NEW PARCEL ONLY)	0	
REQUIRED	0.1 A.C.	
PROVIDED		
LANDUSE ALLOCATION	EXISTING PARCEL	PROPOSED ADDITION
	ACRES / PERCENT	ACRES / PERCENT
	3.65/13.1	.25/12.9

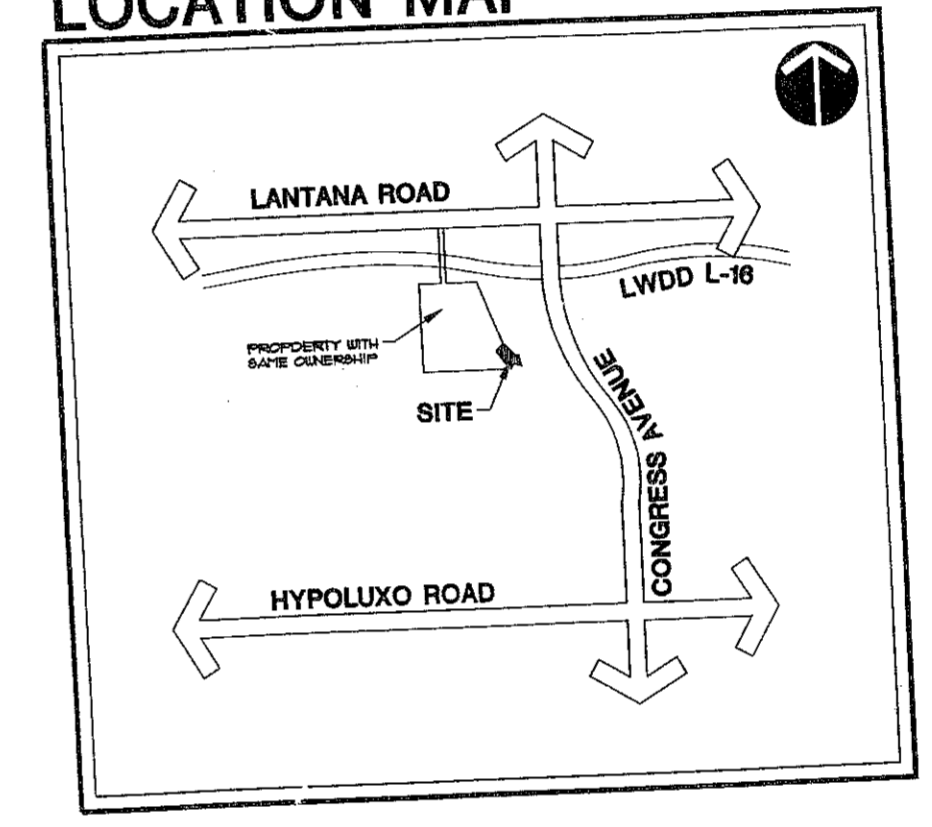


LANTANA CASCADE  
(MOBILE HOME PARK)  
AR ZONING  
HR-8 LAND USE

KEY MAP



LOCATION MAP



CERTIFIED FOR  
INFORMATION ONLY  
6/25/97  
T. CORVILL

DEVELOPMENT TEAM :

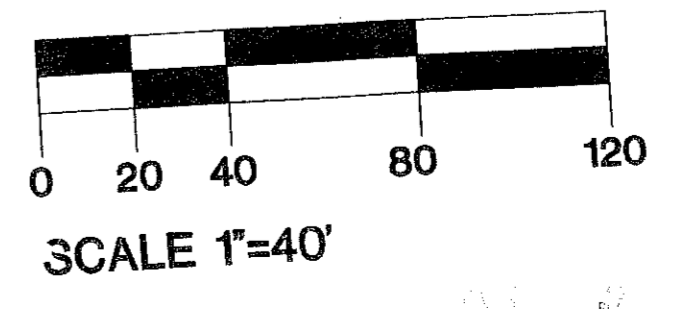
OWNER : ROGER MEDEMA  
HOMELAND DEVELOPMENT COMPANY, INC.  
6690 STERLING LANE  
LAKE WORTH, FLORIDA 33467

SURVEYOR: EWING & SHIRLEY, INC.  
SURVEYORS & MAPPERS  
2166 JOG ROAD  
WEST PALM BEACH, FLORIDA 33415  
(561)368-0421

ENGINEER: MICHAEL SCHORAH & ASSOCIATES  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
(561)368-0080

PLANNER: COTLEUR & HEARING  
1070 E. INDIANTOWN ROAD, SUITE 402  
JUPITER, FLORIDA 33411  
(561)747-6336

Site Plan



- 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 CONDITIONS**
- All previous conditions of approval applicable to the subject property have been withdrawn.
  - Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated February 28, 1997. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING)
- B. **LANDSCAPING - STANDARD**
- All canopy trees required to be planted on site by this approval, except on individual residential lots, shall meet the following minimum standards at installation:
    - Tree height: fourteen (14) feet.
    - Trunk diameter: 3.5 inches measured 4.5 feet above grade.
    - Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length.
    - Credits may be given for existing or relocated trees provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning)
  - Landscaping and buffering along the south, east and west perimeter of the 2.19 acre addition to the southwest area of the MHPD shall include a minimum twenty (20) foot wide of Type C Landscape Buffer strip. (CO: LANDSCAPE - Zoning)
- C. **USE LIMITATION**
- Storage or placement of any refuse, or debris shall not be permitted in the proposed private/civic site. (ONGOING: CODE ENF - Zoning)
- D. **ENGINEERING**
- No Engineering conditions.
- E. **PARKS**
- Prior to DRC approval the developer shall provide additional trees and recreational improvements equivalent to the value of the land area required for the proposed 11 units. The option to cash-out on this requirement requires the Park and Recreation Department approval. (DRC: PARKS)
- F. **COMPLIANCE**
- Failure to comply with any of the conditions of approval for the subject property at any time may result in:
    - The issuance of a stop work order; the issuance of a cease and desist order; the denial, 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
    - The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
    - A requirement of the developer 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
    - Referral to code enforcement; and/or
    - Imposition of entitlement density or intensity.
- Staff may be directed by the Executive Director of PZSB or a majority vote of the Code Enforcement Board 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 5.8 of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval.
- 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)

**Cotleur Hearing**  
Landscape Architecture  
Planning  
Environmental Consulting  
Graphic Design  
1070 E. Indiantown Road  
Suite 402  
Jupiter, Florida 33477  
407-747-6336 FAX 747-1377

Palm Breezes Club  
Palm Beach County, Florida

DESIGNED	DEH
DRAWN	TLC
APPROVED	DEH
JOB NUMBER	98-0504
DATE	10-25-98
REVISIONS	12-8-98
	3-28-97
	5-21-97

SHEET 2 OF 3  
© COTLEUR HEARING INC.  
These drawings are the property of the architect and are not to be used for construction or on other projects without the approval of the architect. Invoicing will report any discrepancies to the architect.

MHPD  
Plan. Area. Mobile Home Park - 300 Conditions/Details