

RESOLUTION NO. R- 85-582

RESOLUTION APPROVING ZONING PETITION 84-194, Special Exception

WHEREAS, the Board of County Commissioners, as the governing body, 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 Chapter 402.5 of the Palm Beach County Zoning Code Ordinance No. 73-2 have been satisfied; and

WHEREAS, Petition No. 84-194 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 4th January 1985; and

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

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. With variance relief, this proposal is consistent with the requirements of the Comprehensive Plan and Zoning Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this the 4th of January 1985, that Petition No. 84-194 the petition of HUGHIE BURNS By Sharon Frontera, Agent, for a SPECIAL EXCEPTION TO ALLOW A CHURCH INCLUDING ACCESSORY BUILDINGS AND STRUCTURES on Lots 9 and 10, Block 9, Meadow Park, in Section 8, Township 44 south, Range 43 East, as recorded in Plat Book 22, Page 7. Said property located on the northwest corner of the intersection of Choctaw Road and Seminole Road in an RM-Residential Multiple Family District (Medium Density) was approved as advertised subject to the following conditions:

1. Prior to certification by the Site Plan Review Committee:
  - (A) the petitioner shall obtain variance relief for grassed parking.
  - (B) A revised site plan shall be submitted showing the entire site,

including the parking lot, surrounded by a fence four (4) feet in height with a security gate at the parking lot entrance.

2. Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties.

3. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.

4. The development shall retain onsite 85% of the stormwater runoff generated by a three (3) year-one hour storm per requirements of the Permit Section, Land Development Division,

5. 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. Presently The Fair Share Fee for this project is \$179.00.

6. Only parking that is accessory to the principal church use on this site shall be permitted. Access to the parking lot shall be closed and locked at all times except when church functions are taking place.

7. A four-foot high chain link fence shall be placed around the entire site (and the site plan shall be amended to reflect this requirement prior to site plan certification.) The fence shall be maintained in good condition at all times.

8. Prior to use of the site by the church, parking areas for the church shall be posted with signs giving notification that unauthorized vehicles shall be towed.

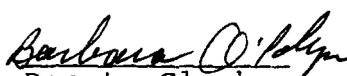
Commissioner Owens , moved for approval of the petition. The motion was seconded by Commissioner Wilkens , and upon being put to a vote, the vote was as follows:

Ken Spillias, Chairman	-- AYE
Dorothy Wilkens, Vice Chairman	-- AYE
Kenneth M. Adams, Member	-- AYE
Karen T. Marcus, Member	-- AYE
Jerry L. Owens, Member	-- AYE

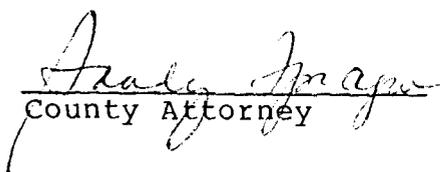
The foregoing resolution was declared duly passed and adopted this 9th day of April confirming action of the 4th January 1985.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY:   
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

  
County Attorney