

RESOLUTION NO. R-86-1371

RESOLUTION APPROVING ZONING PETITION **86-53**, 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. **86-53** was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the **22 May 1986**; 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 site plan modifications, 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 **22 May 1986**, that Petition No. **86-53** the petition of THE CHURCH OF GOD By Reverend John Thorne, Agent, for a SPECIAL EXCEPTION TO ALLOW A CHURCH, INCLUDING ACCESSORY BUILDINGS AND STRUCTURES on the West **231.24** feet of the East **264.24** feet of the South **1/2** of the South **1/2** of the Southeast **1/4** of the Southeast **1/4** of Section **33**, Township **40** South, Range **42** East.

Subject to an Easement for Ingress and Egress over and across the South **30** feet thereof. Said property located on the northwest corner of the intersection of Limestone Creek Road and April Lane (180th Street North) in an RH-Residential Multiple Family

District (High Density) was approved as advertised subject to the following conditions:

1. Prior to site plan certification, the site plan shall be amended to reflect the following:

- a) required number of parking spaces.
- b) paved parking areas or obtain Board of Adjustment relief.
- c) minimum backup of distance of twenty (20) feet from property line to first parking stall.
- d) one of three alternative landscape strips between project site and adjacent residential lots.
- e) required number of trees in landscape strips separating vehicular use areas from abutting rights-of-way.

2. Dry retention areas shall be subject to approval of the South Florida Water Management District.

3. Areas of existing vegetation to be preserved shall be shown upon the approved development plan prior to master plan and/or site plan certification. These preservation areas shall receive appropriate protection from damage and disturbance during the site development and construction phase. The minimum protection shall include highlighting of preservation areas through the installation of stakes installed a maximum of fifty (50) feet apart. Ropes, plastic, tape or ribbons shall be attached to the stakes around the perimeter of the protected area. Marking materials shall not be attached to a protected tree.

In addition, individual trees not within a preserved area shall be protected by a barrier, constructed of metal or wood, placed a distance of six feet apart, or at the radius of the dripline, whichever is greater.

Additional tree preservation guidelines can be obtained from The Tree Protection Manual for Builders and Developers published by the Division of Forestry of the Florida Department of Agriculture and Consumer Services.

4. The application and engineering plans, calculations etc. to construct well and septic tank shall be submitted to the Health Department prior to site plan approval.

5. The development shall retain onsite 100% of the stormwater runoff generated by a three (3) year-one hour storm per requirements of the Permit Section, Land Development Division. The drainage system shall be maintained in an acceptable condition per the County Engineers approval.

6. 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. The Fair Share Fee for this project presently is \$188.00 (7 trips X 826.79 per trip).

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

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

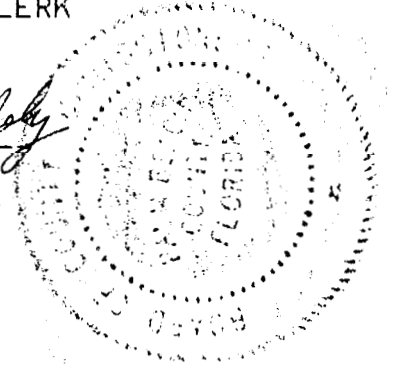
The foregoing resolution was declared duly passed and

adopted this 9th day of September, 1986 confirming action of the  
22 May 1986.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Barbara O'Leary  
Deputy Clerk



APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

Paul J. Sprague  
County Attorney

RESOLUTION NO. R-86-1370

RESOLUTION APPROVING ZONING PETITION 86-53, Rezoning

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. 86-53 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 22 May 1986; 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. 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 22 May 1986, that Petition No. 86-53 the petition of THE CHURCH OF GOD By Reverend John Thorne, Agent, for the REZONING, FROM RH-RESIDENTIAL MULTIPLE FAMILY DISTRICT (HIGH DENSITY) TO RTS-RESIDENTIAL TRANSITIONAL SUBURBAN DISTRICT on the West 231.24 feet of the East 264.24 feet of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 40 South, Range 42 East.

Subject to an Easement for Ingress and Egress over and across the South 30 feet thereof. Said property located on the northwest corner of the intersection of Limestone Creek Road and April Lane (180th Street North) in an RH-Residential Multiple Family District (High Density) was approved as advertised.

Commissioner Wilken, moved for approval of the

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

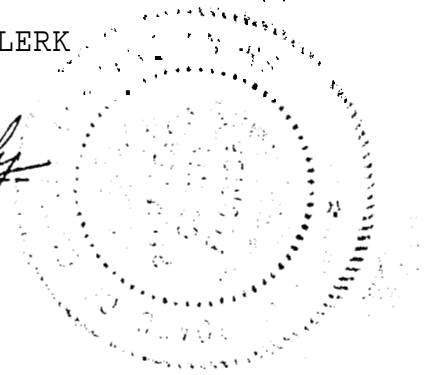
Karen T. Marcus, Chairman	--	ABSENT
Jerry L. Owens, Vice Chairman	--	AYE
Kenneth Spillias, Member	--	ABSENT
Dorothy Wilken, Member	--	AYE
Kenneth M. Adams, Member	--	AYE

The foregoing resolution was declared duly passed and  
adopted this 9th day of September, 1986 confirming action of the  
22 May 1986.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: *Barbara O'Leary*  
Deputy Clerk



APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

*[Signature]*  
County Attorney