

RESOLUTION NO. R- 87-508

RESOLUTION APPROVING ZONING PETITION 86-114, 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 requirementn 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. 86-114 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on December 1, 1986 and

WHEREAS, fhe 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 required site plan modifications, this proposal will be consistent with the requirements of the Comprehensive Plan and local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 31st. day of March, 1987, that: Petition No. 86-114, the petition of CALVARY BAPTIST CHURCH, INC., By James E. Hailey, Agent, for a SPECIAL EXCEPTION TO ALLOW A PRIVATE EDUCATIONAL INSTITUTION INCLUDING A DAY CARE FACILITY on the East 1/2 of Lot 6, Block 2, Palm Beach Plantations, in subdivieion of Section 12, Township 44 South, Range 42 East, according to the plat thereof recorded in Plat Book 10, Page 20. Also described as

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the East of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 12, Township 44 South, Range 42 East. Said property located on the south side of Summit Boulevard, approximately 280 feet east of Haverhill Road in an RM-Residential Multiple Family District (Medium Density) was approved as advertised subject to the following conditions:

1. The developer shall preserve the stand of pine trees located within the proposed running track. The developer may remove only those trees that lie within the track surface. The preserved trees shall be shown upon the site plan.
2. Prior to site plan certification, the site plan shall be amended to reflect the following:
  - a. the required number of trees to be preserved or planted
  - b. one (1) of three (3) alternative perimeter landscape strips where required
  - c. signage located outside of the required front landscape strip
  - d. a terminal landscape island along the northern end-west side of the 45 degree one-way parking aisle. A minimum of 20 feet shall be maintained as open drive between this terminal island and the interior island on the east side of this aisle
  - e. appropriate signage indicating direction of traffic.
3. No building permit shall be issued for the subject property until such a time that the site is connected to a public sewer system.
4. Since sewer and water service is available to the property, neither septic tank nor well shall be approved for use on the property.
5. The development shall retain the stormwater runoff in accordance with all applicable agency requirements in effect at the time of permit application, but as a minimum, 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. The drainage system shall be maintained in an acceptable condition per the County Engineers approval.
6. The property owner shall construct a right turn lane, west approach on Summit Boulevard at the project's entrance road concurrent with onsite paving and drainage improvements.
7. 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 project presently is \$12,136.00 (453 trips X 926.79 per trip).

8. Based on the Traffic Performance Standards (Category "B"), the Developer shall contribute an additional \$3,034.00 toward Palm Beach County's existing Roadway Improvement Program. These total funds of \$15,170.00 shall be paid prior to June 1, 1987 or prior to the issuance of a building permit, whichever shall first occur. If the "Fair Share Contribution for Road Improvements Ordinance" is amended to increase the Fair Share Fee, this additional amount of \$3,034.00 shall be credited toward the increased Fair Share Fee.

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

Karen T. Marcus	--	AYE
Jerry L. Owens	--	AYE
Carol Roberts	--	AYE
Dorothy Wilken	--	AYE
Kenneth M. Adams	--	AYE

The foregoing resolution was declared duly passed and adopted this 31ST day of March, 1987 confirming action of December 1, 1986.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY:   
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

  
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County Attorney

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