

RESOLUTION NO. R-87-882

RESOLUTION APPROVING ZONING PETITION 86-32(A): 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. 86-32(A) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on January 29, 1987; 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 required master 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, that Petition No. 86-32(A), the petition of ST. PETER'S UNITED METHODIST CHURCH AT WELLINGTON, INC., By Armen L. Wessel, Agent, for a SPECIAL EXCEPTION TO AMEND THE MASTER PLAN FOR A PLANNED UNIT DEVELOPMENT PREVIOUSLY APPROVED UNDER ZONING PETITION NO 86-32, TO ALLOW A CHILD DAY CARE CENTER AND TO INCREASE THE BUILDING SQUARE FOOTAGE FOR CHURCH SITE NO. 1, WELLINGTON, on all of Church Site No. 1 of Wellington Planned Unit Development in Section 10, Township 44 South, Range 41 East, as recorded in Plat Book 31, page 236. Said property located at the northeast corner of the inter-section of

Forest Hill Boulevard and Easthampton Circle in an AR-Agricultural Residential Zoning District 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 trees.
 - b) one (1) of three (3) alternative perimeter landscape strips adjacent to existing residential lots.
 - c) the required terminal islands.
 - d) the required tree in each terminal island.
 - e) the day care center clearly labelled.
 - f) the drop-off and stacking areas indicated.
2. No building permit shall be issued for the property until such a time that the site is connected to a public sewer system and/or water supply system.
3. Since sewer and water service is available to the property, neither septic tank nor well shall be approved for use on the subject property.
4. The developer shall retain the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application. However, at a minimum, this 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 as approved by the County Engineer. In the event that the drainage system is not adequately maintained as determined by the County Engineer this matter will be reviewed by the Code Enforcement Board for enforcement.
5. 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 \$8,975.00 for Phase I (100 students) and an additional \$13,502.00 for Phase II (150 students, for a total of 250 student trips X \$26.79 per trip).
6. The property owner shall construct a left turn lane, north approach and a right turn lane, south approach on Forest Hill Boulevard at the project's entrance road concurrent with the construction of the project's entrance road onto Forest Hill Boulevard.

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

Carol A. Roberts -- Aye
Jerry L. Owens -- Aye
Karen T. Marcus -- Aye
Dorothy Wilken -- Absent
Kenneth M. Adams -- Absent

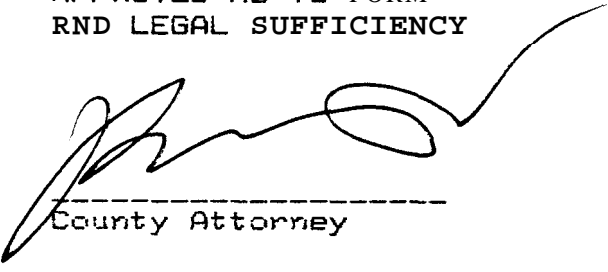
The foregoing resolution was declared duly passed and adopted this 23rd day of June, 1987 confirming action of January 29, 1987.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Jina M. Eldridge
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY



County Attorney