

RESOLUTION APPROVING ZONING PETITION **EAC84-152(E)**
DEVELOPMENT ORDER AMENDMENT
PETITION OF BOCA RATON SYNAGOGUE, INC.

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, and the **Palm** Beach County Unified Land Development Code, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 5 of the Palm Beach County Unified Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition **EAC84-152(E)** was presented to the Board of County Commissioners at a public hearing conducted on January 26, 1995; and

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

WHEREAS, this approval is subject to Article 5, Section 5.8 (Compliance with Time Limitations), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner; and

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

1. This Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan.
2. This Development Order Amendment complies with the relevant and appropriate portions of Article 6, Supplementary Use Standards; of the Palm Beach County Unified Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Unified Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Development Order Amendment, with conditions as adopted, complies with the standards imposed on it by applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
6. This Development Order Amendment meets applicable local land development regulations.
7. This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

8. This Development Order Amendment has a concurrency exemption and therefore complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach County Unified Land Development Code.
9. This Development Order Amendment, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
10. This Development Order Amendment, with conditions as adopted, will result in logical, timely and orderly development patterns.

WHEREAS, Article 5 of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Petition **EAC84-152(E)**, the petition of **Boca Raton Synagogue, Inc.**, for a DEVELOPMENT ORDER AMENDMENT in the Agricultural Residential (AR) Zoning District, to add access point, previously approved on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on January 26, 1995, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Roberts moved for the approval of the Resolution.

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

Ken Foster, Chair	--	Aye
Burt Aaronson	--	Aye
Maude Ford Lee	--	Aye
Karen T. Marcus	--	Aye
Mary McCarty	--	Absent
Warren Newell	--	Aye
Carol A. Roberts	--	Aye

The Chair thereupon declared that the resolution was duly passed and adopted this 26th day of January, 1995.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN,

BY:


COUNTY ATTORNEY

BY:


DEPUTY CLERK

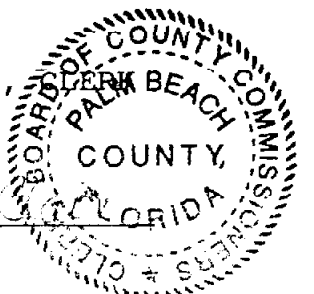


EXHIBIT A

LEGAL DESCRIPTION

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A parcel of land in Section 28. Township 47, South Range 42, East, Palm Beach County, Florida said parcel being Tract 15 of **Boca** Del Mar No. 6 as recorded in Plat Book **30**, Page 142 and 143 of Public Records of Palm Beach County, Florida.

EXHIBIT B
VICINITY SKETCH

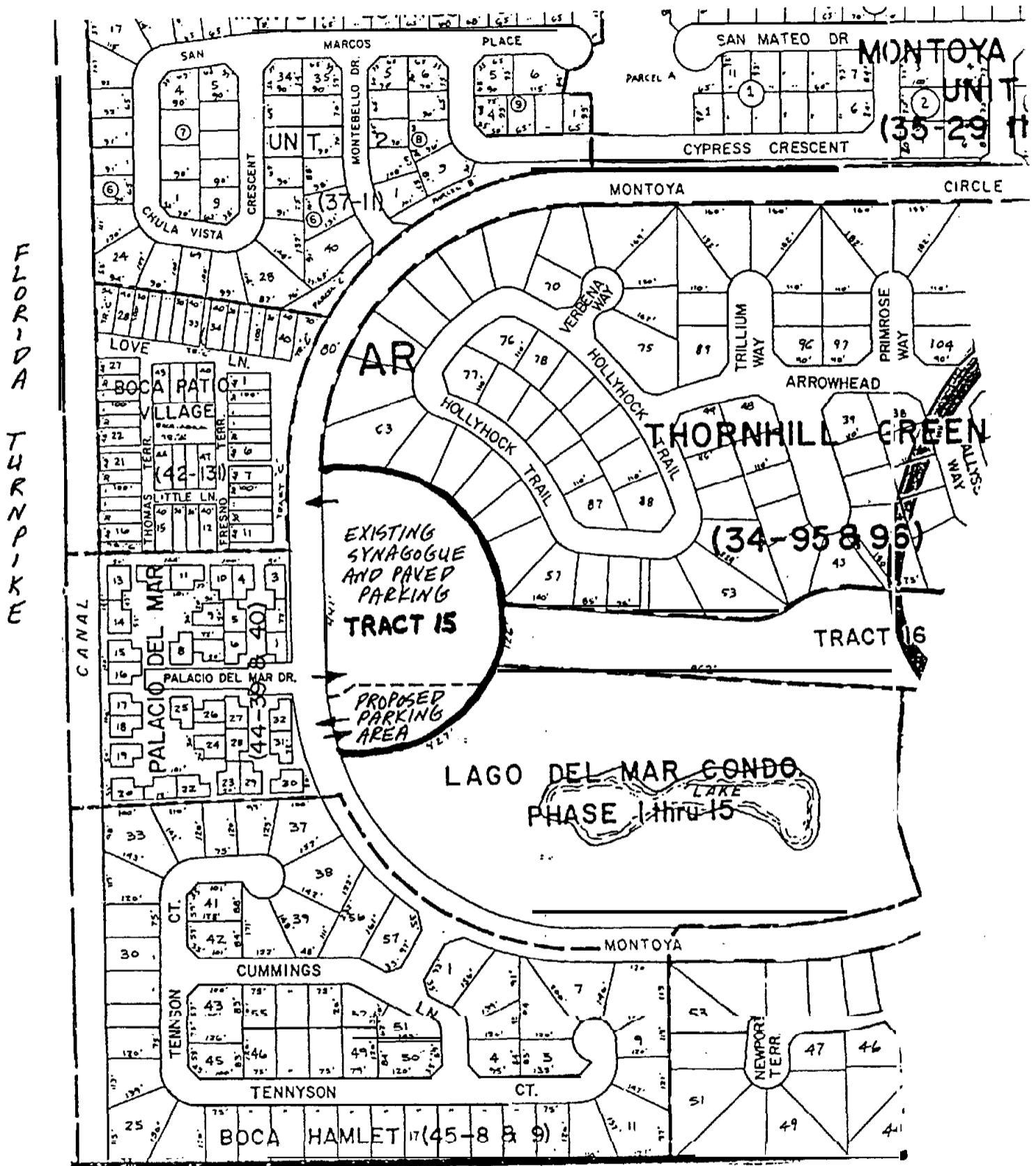


EXHIBIT C

CONDITIONS OF APPROVAL

A. GENERAL

1. The Petitioner shall comply with all previous conditions of approval for Petition Nos. 84-152(A-D) as amended.
2. Use of the proposed grassed parking area shall be limited from sundown Fridays to sundown Saturdays and Orthodox Jewish holidays only. Vehicular access to this portion of the property shall otherwise be closed off and all parking to utilize the existing paved parking spaces. (CODE ENFORCEMENT)

F. PERIMETER LANDSCAPING

1. All landscaping to be planted along the south property line and on Montoya Circle directly in front of the proposed grassed parking area, shall meet the following minimum standards at time of installation;
 - a. Trees: fourteen (14) feet height planted thirty (30) feet on center.
 - b. Hedge: thirty (30) inch height planted two (2) feet on center. Hedge material to provide continuous perimeter screening except for proposed vehicular and pedestrian access points. (BUILDING-Zoning)

G. GRASSED PARKING AREA

1. Approval is limited to the 83 parking spaces arranged in accordance with the site plan presented to the Board of County Commissioners.

H. LIGHTING IN GRASSED PARKING AREA

1. Lighting shall be limited to only those evenings as approved under Condition A.2. (CODE ENFORCEMENT)
2. Proposed lighting shall be of low intensity, shielded and directed away from adjacent properties and Monroya Circle. (CODE ENFORCEMENT)
3. Lighting fixtures shall not exceed fifteen (15) feet in height measured from finished grade. (BUILDING)
4. Lighting shall be extinguished no later than 10:00 p.m. (CODE ENFORCEMENT)

I. COMPLIANCE

1. Failure to comply with any of these conditions of approval at any time may result in:
 - a. The denial or revocation of a building permit; the issuance of a stop work order; cease and desist order; the denial of a Certificate of Occupancy on any building or structure; or the denial or revocation of any permit or approval for any developer; owner, commercial-owner, lessee, or user of the subject property; and/or
 - b. The revocation of the Conditional Use and any/or zoning which was approved concurrently with the Conditional Use;

- c. A requirement of the development to conform with updated standards of development, applicable 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;
- d. Referral to code enforcement; and/or
- e. Imposition of entitlement density or **intensity**.

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 Conditional Use, Rezoning, 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)