

RESOLUTION R-2007- 1234

RESOLUTION CORRECTING RESOLUTION No. R-2006-0149  
(CONTROL NO. 1986-114)  
RESOLUTION APPROVING ZONING APPLICATION  
OF SUMMIT CHRISTIAN SCHOOL  
SUMMIT CHRISTIAN SCHOOL  
APPLICATION DOA2005-501

WHEREAS, Summit Christian School, petitioned the Palm Beach County Board of County Commissioners on September 22, 2005 for a Development Order Amendment to add land area, add square footage, reconfigure the site plan, and modify a condition of approval; and

WHEREAS, Resolution R-2006-149, adopted on January 26, 2006 confirming the action of the Board of County Commissioners corrected Engineering Conditions in Exhibit C; and

WHEREAS, Engineering Conditions of Exhibit C of Resolution R-2005-0149 should have read as shown on the attached Engineering Conditions for Exhibit C.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby affirmed and ratified.
2. Engineering Conditions for Exhibit C of Resolution R-2005-149 are hereby corrected.

Commissioner Koons moved for the approval of the Resolution.

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

Addie L. Greene, Chairperson	- Aye
John F. Koons, Vice Chair	- Aye
Karen T. Marcus	- Aye
District 3	- Aye
Mary McCarty	- Aye
Burt Aaronson	- Aye
Jess R. Santamaria	- Aye

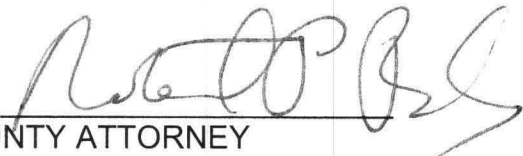
The Chair thereupon declared the resolution was duly passed and adopted on July 26, 2007.

Filed with the Clerk of the Board of County Commissioners 26th day of July, 2007.

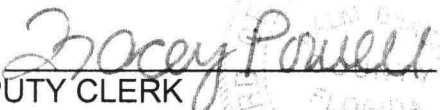
This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

BY:   
COUNTY ATTORNEY

SHARON R. BOCK,  
CLERK & COMPTROLLER

BY:   
DEPUTY CLERK



ENGINEERING CONDITIONS OF APPROVAL  
FOR EXHIBIT C

ENGINEERING

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

a southerly right-of-way line of Summit Boulevard, with subsequent relocation of the landscape strip and signage to accommodate the right-of-way. (Previous Condition E.1 of Resolution R-97-255, Petition DOA1986-114B) (DRO: ENG)

2. 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 and additional \$30,468.00 (1,137 trips X 26.79 per trip). (Previous Condition E.2 of Resolution R-97-255, Petition DOA1986-114B) (BLDG PERMIT: IMPACT FEE COORDINATOR)

3. Based on the Traffic Performance Standards (Category "B"), the developer shall contribute an additional \$7,615.00 toward Palm Beach County's existing Roadway Improvement Program, these total funds of \$38,075.00 to be paid prior to the issuance of the first building permit or January 1, 1988 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 \$7,615.00 shall be credited toward the increased Fair Share Fee. (Previous Condition E.3 of Resolution R-97-255, Petition DOA1986-114B) (BLDG PERMIT/DATE: ENG)

4. Condition 5 of Resolution R-87-508, Petition 86-114, was deleted by Resolution R-97-225, Petition DOA1986-114B.

5. The property owner shall construct a right turn lane, west approach on Summit Boulevard at the projects entrance road concurrent with onsite paving and drainage improvements. (Previous Condition E.5 of Resolution R-97-255, Petition DOA1986-114B) (ENG) [Complete]

6. 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 \$1 2,136.00 (453 trips X \$26.79 per trip). (Previous Condition E.6 of Resolution R-97-255, Petition DOA1986-114B) (BLDG PERMIT: IMPACT FEE COORDINATOR)

7. 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. (Previous Condition E.7 of Resolution R-97-255, Petition DOA1986-114B) (BLDG PERMIT/DATE: ENG)

8. Prior to the issuance of the first building permit, the property owner shall convey to the Palm Beach County Land Development Division by road right-of-way warranty deed:
  - a) Haverhill Road - 60.5 feet from centerline; and
  - b) Summit Boulevard - 54.5 feet from centerline

Right of way shall be in accordance with Palm Beach County Typical Expanded intersection detail and shall be free of all encumbrances and encroachments. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. Right-of-way conveyances shall also include "Corner Clips" where appropriate at intersections as determined by the County Engineer. (Previous Condition E.8 of Resolution R-97-255, Petition DOA1986-114B) (BLDG PERMIT: MONITORING -Eng)

9. Prior to the issuance of a building permit the property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed additional right of way for the construction of a right turn lane on Haverhill Road at the project's north entrance road. This right-of-way shall be a minimum of 280 feet in storage length, twelve feet in width and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include "Corner Clips" where appropriate as determined by the County Engineer. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. (Previous Condition E.9 of Resolution R-97-255, Petition DOA1986-114B) (BLDG PERMIT: MONITORING - Eng)
10. The Property owner shall construct a right turn lane south approach on Haverhill Road at the project's north entrance. This construction shall be concurrent with phase one paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to utility relocations. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (Previous Condition E.10 of Resolution R-97-255, Petition DOA1986-114B) (BLDG PERMIT: MONITORING - Eng)
11. The Property owner shall re-stripe the existing pavement markings on Haverhill Road, at the projects north and south entrance(s) on Haverhill Road, to provide for a separate left turn lane north approach. This re-striping shall be concurrent with the paving and drainage improvements for the site. The method used to remove the existing pavement markings may include an overlay of pavement, or grinding of the existing pavement markings subject to the approval of the County Engineer. Re-striping shall be completed prior to the issuance of the first Certificate of Occupancy. (Previous Condition E.11 of Resolution R-97-255, Petition DOA1986-114B) (CO: MONITORING - ENG)
12. The property owner shall fund the cost of signal installation if warranted as determined by the County Engineer at the intersection of the project's south entrance and Haverhill Road. Should signalization not be warranted after 12 months of the final Certificate of Occupancy, this property owner

shall be relieved from this condition. (Previous Condition E.12 of Resolution R-97-255, Petition DOA1986-114B) (CO: ENG - Bldg)

13. Prior to final DRC, the Property owner shall submit for approval by the County Engineer a schedule of staggered hours for operation of the Daycare, Elementary School, Middle School and High School on-site that shall prevent the stacking of drop-off and pick-up vehicles beyond the site entrance onto Summit Boulevard. This schedule of staggered hours shall apply to both the start and end times for the school facilities on-site. (Previous Condition E.13 of Resolution R-97-255, Petition DOA1986-114B) (DRO: ENG)

14. TRAFFIC PERFORMANCE STANDARDS PHASING REQUIREMENTS

In order to comply with the mandatory Traffic Performance Standards, the property owner shall be restricted to the following phasing schedule:

- a) No more than 1,175 students shall be enrolled/registered until the contract has been let for the 4 lane median divided construction of Haverhill Road from Cresthaven Boulevard to Purdy Lane plus the appropriate paved tapers. (ONGOING-Eng)
- b) No Building Permits for the site may be issued after January 1, 2011. A time extension for this condition may be approved by the County Engineer only if based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2.E of the Unified Land Development Code. (DATE: MONITORING-Eng)
- c) The date shown which indicates when the final building permit will be issued may be adjusted by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. (REVISED TRAFFIC STUDY: MONITORING-Eng)

15. SIGNALIZATION

The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at Haverhill Road and the Projects Entrance Road. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation.

- a) No Building Permits shall be issued until the developer provides acceptable surety in the form of a cash bond or escrow agreement to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDG PERMIT: MONITORING-Eng).
- b) In order to request release of the surety for the traffic signal at this intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at this intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENG-Eng)

16. RIGHT TURN LANE RIGHT OF WAY

Prior to issuance of a building permit the property owner shall convey to Palm Beach County Land Development Division by warranty deed additional right of way for the construction of a right turn lane on:

- Haverhill Road and the Projects Entrance Road
- Summit Boulevard and the Projects Entrance Road.

This right of way shall be a minimum of 280 feet in length, twelve feet in width, and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include corner clips" where appropriate as determined by the County Engineer. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. (BLDG PERMIT: MONITORING-Eng)

- ~~a) Construction for these improvements shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)~~

17. The concurrency approval is subject to the project aggregation rule set for the in the Traffic Performance Standards Ordinance. (ONGOING: ENG)

18. INTERSECTION IMPROVEMENTS

The Property owner shall construct:

- a) right turn lane south approach on Haverhill Road at the projects entrance road;
- b) left turn lane north approach on Haverhill Road at the projects entrance road.
- c) right turn lane west approach on Summit Boulevard at the projects entrance road.
- 49. d) This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with this construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.
- e) Permits required by Palm Beach County for these turn lanes shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: MONITORING-Eng)
- f) Construction shall be completed prior to the issuance of the first CO. (CO: MONITORING-Eng)