

RESOLUTION NO. R-80-1424

RESOLUTION APPROVING ZONING PETITION

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. 80-188 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 25 September 1980; 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. The proposal would not generate excessive noise or traffic
2. The proposal would be in harmony and compatible with the present and future development of the area concerned
3. The proposal would not be disruptive to the character of the neighborhoods or adverse to playgrounds, parks, schools and recreation areas

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 25th day of September, 1980, that Petition No. 80-188 the petition of FIRST SEVENTH-DAY ADVENTIST CHURCH by David Carpenter for FURTHER SPECIAL EXCEPTION TO ALLOW A CHURCH, INCLUDING ACCESSORY BUILDINGS AND STRUCTURES on the East 330 feet of the West 510 feet of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 10, Township 44 South, Range 42 East. Said property located on the south side of Summit Boulevard, approximately 900 feet west of Ranchett Road, was approved as advertised subject to the following conditions:

1. Petitioner shall construct at the intersection of Summit Boulevard and the project's entrance:
 - a. Left turn lane, east approach
 - b. One lane entering and two lanes exiting
2. Petitioner shall contribute One Thousand Seven Hundred Eighty-eight Dollars (\$1,788.00) toward the cost of meeting this project's direct and identifiable traffic impact to be paid at the time of issuance of the building permit(s).
3. The Lake Worth Drainage District will require the North 70 feet of the East 330 feet of the West 510 feet of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 10, 44/42 for the right-of-way for Lateral Canal No. 6. We will accept a Quit Claim Deed or an Easement, on our form, whichever the owner prefers.
4. No kitchen facilities, or other food preparation capability, will be installed until the buildings on this site are connected to a public sewage system or other approved sewage treatment facility.
5. All landscaping shall be installed as shown on site plan submitted prior to the issuance of a Certificate of Occupancy.
6. The subject facility shall function as a church only with no outdoor activities or dayschool.
7. Petitioner shall construct a 6 ft. high privacy fence along the west property from the front setback line to the wooded preserve area.

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

Dennis Koehler, Chairman	-	Aye
Frank Foster, Vice Chairman	-	Aye
Bill Bailey, Member	-	Aye
Norman R. Gregory, Member	-	Absent
Peggy B. Evatt, Member	-	Aye

The foregoing resolution was declared duly passed and adopted
this 14th day of October, 1980 , confirming action of
25 September 1980.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By : *Frank Bailey*
Deputy Clerk

APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

Charles F. Schoch

County Attorney

