

RESOLUTION NO. R- 84-1282

RESOLUTION APPROVING ZONING PETITION 73-160(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. 73-160(A) was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 28th of June 1984; 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 is consistent with the requirements of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA', assembled in regular session this the 28th of June 1984, the petition of PALM BEACH GARDENS CHURCH OF GOD By David Carpenter, Agent, for a SPECIAL EXCEPTION TO AMEND THE SITE PLAN FOR A CHURCH AND ACCESSORY BUILDINGS AND STRUCTURES PREVIOUSLY APPROVED UNDER ZONING PETITION NO. 73-160, TO INCLUDE AN EDUCATIONAL INSTITUTION AND CHILD DAY CARE FACILITY on a parcel of land in Section 32, Township 41 South, Range 43 East, being more particularly described as follows:

From the Southwest corner of Section 32, Township 41 South, Range 43 East; thence North 89 degrees 28'15" East along the South line of Section 32 aforesaid a distance of 2628.55 feet to the 1/4 corner of said Section 32; thence North 01 degrees 15'10" East along the said 1/4 Section line of said Section 32 a distance of 660.00 feet to a point of intersection of the centerline of Lone Pine Road, as now

laid out and in use; thence North 89 degrees 19'45" West along said centerline a distance of 291.76 feet to a point; thence North 1 degrees 03' 13" West a distance of of 30.01 feet to the Point of Beginning of the herein described parcel; thence continue North 1 degrees 03'13" West a distance of 369.22 feet to a point lying on the South right-of-way line of the canal parcel, as shown on Sheet No. 3, Plat No. 1, Palm Beach Cabana Colony, as recorded in Plat Book 26, Page 205; thence South 89 degrees 28'15" West along said South right-of-way line a distance of 367.22 feet to a point; thence North 55 degrees 36'51" West along said South right-of-way line a distance of 117.84 feet to a point; thence South 1 degrees 03'13" East a distance of 426.96 feet to a point lying in the Northerly right-of-way line of said Lone Pine Road; thence South 89 degrees 19'45" East along said Northerly right-of-way line a distance of 463.42 feet to the Point of Beginning. Said property located on the north side of Lone Pine Road, approximately 250 feet west of Prosperity Farms Road in an RS-Residential Single Family District was approved as advertised subject to the following conditions:

1. Prior to certification by the Site Plan Review Committee, the site plan shall be modified to reflect:
  - a. Paved parking areas, unless variance relief is granted by the Board of Adjustment.
  - b. A fifteen foot setback from the rear property line for the future Youth Building.
2. The development shall retain onsite 85% of the stormwater runoff generated by a three (3) year storm per requirements of the Permit Section, Land Development Division.
3. The Developer 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. Presently the Fair Share Fee for this project is \$3,268.00.  
  
If the Fair Share Contribution for Road Improvements Ordinance is amended to increase the Fair Share Fee this amount shall be credited toward the increased Fair Share Fee.
4. Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties.
5. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.

Commissioner Evatt, moved for approval of the petition. The motion was seconded by Commissioner Koehler, and

upon being put to a vote, the vote was as follows:

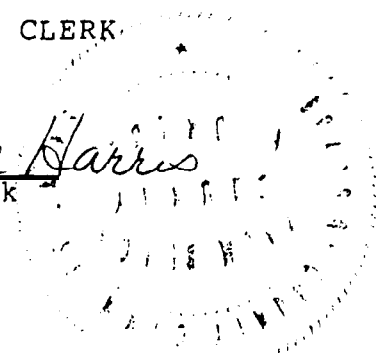
Ken Spillias, Chairman	--	ABSENT
Dorothy Wilkens, Vice Chairman	--	AYE
Peggy Evatt, Member	--	AYE
Dennis P. Koehler, Member	--	AYE
Bill Bailey, Member	--	ABSENT

The foregoing resolution was declared duly passed and adopted this 11<sup>th</sup> day of September, 1984 confirming action of the 28th of June 1984.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Charlene Harris  
Deputy Clerk



APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

  
County Attorney