

RESOLUTION NO- R-87-907

RESOLUTION APPROVING ZONING PETITION 86-145: 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. 86-145 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on January 5, 1967; 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 site 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. 86-145, the petition of ROYAL PALM BEACH CONGREGATION OF JEHOVAH'S WITNESSES By Antonio Sacchetti, Agent, for a SPECIAL EXCEPTION TO ALLOW A PLACE OF WORSHIP AND NECESSARY BUILDINGS AND STRUCTURES on a parcel of land lying in Section 36, Township 43 South, Range 40 East, and in the unrecorded plat of Entrada Acres, more particularly described as follows: Commencing at the Northeast corner of said Section 36; thence North 89 degrees 13'44" West, a distance of 1360.55 feet; thence South 01 degree 19'59" West, along the East line of said Entrada Acres, a distance of 1650.88 feet;

thence North 88 degrees 24'00" West, a distance of 1603.81 feet, to the Point of Beginning; thence continuing North 88 degrees 24'00" West, a distance of 400.64 feet; thence North 01 degree 24'00" East, a distance of 544.51 feet; thence South 88 degrees 24'00" East, a distance of 400.64 feet; thence South 01 degree 36'00" West, a distance of 544.51 feet, to the Point Of Beginning.

Subject to an easement over the South 30 feet for ingress and egress and an easement over the East and West 6.0 feet thereof.

A/K/A Lot 24, Entrada Acres. Said property located on the north side of Velasquez Boulevard, approximately .1 mile east of Seminole Pratt Whitney Road (167th Avenue North) 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) One (1) of three (3) alternative perimeter landscape strips adjacent to residential lots.
 - b) Required landscaping between off-street parking areas and right-of-way.
 - c) The required landscaping in the terminal islands and divider median strips.
 - d) Required number of trees.
 - e) Arrows to indicate the direction of traffic flow.
 - f) The typical angle degree of the parking stalls.
 - g) A decrease in paving by narrowing the drive north of the carport and by narrowing the parking aisle widths according to requirements set forth in Section 500.17.J. (Minimum Parking Bay Dimensions).
 - h) Indication of the use for the northeast portion of the site.
2. 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.
3. The property owner shall construct Velazquez Boulevard as a minimum of two (2) 10 foot travel lanes (local street standards) from Seminole Pratt Whitney Road east to the project's entrance concurrent with onsite paving and drainage improvements.

4. 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 \$1,340.00 (average 50 trips X \$26.79 per trip).
5. Petition shall employ adequate personnel to regulate traffic if the County Engineer determines it is necessary to assure traffic safety.

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

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

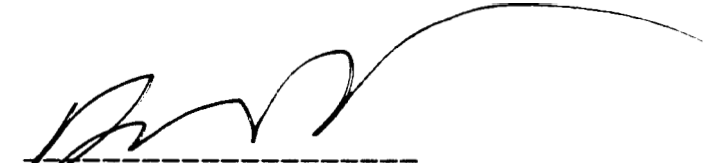
The foregoing resolution was declared duly passed and adopted this 23rd day of June, 1987 confirming action of January 5, 1987.

PRLM BEACH COUNTY, FLORIDA
 BY ITS BOARD OF COUNTY
 COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Jina M. Eddings
 Deputy Clerk

APPROVED AS TO FORM
 FIND LEGAL SUFFICIENCY



 County Attorney