

RESOLUTION NO. R-2002- 1471

RESOLUTION APPROVING ZONING PETITION DOA1980-153K
DEVELOPMENT ORDER AMENDMENT
PETITION OF TEMPLE TORAH OF WEST BOYNTON BEACH, INC.
BY DONALDSON HEARING, AGENT
(TEMPLE TORAH OF WEST BOYNTON BEACH)

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 DOA1980-153K was presented to the Board of County Commissioners at a public hearing conducted on August 22, 2002; 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 determination and 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 DOAI980-153K, the petition of Temple Torah of West Boynton Beach, Inc., by Donaldson Hearing, agent, for a Development Order Amendment to reconfigure master plan, allow general daycare and modify/delete conditions of approval 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 August 22, 2002, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Aaronson moved for the approval of the Resolution.

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

Warren H. Newell, Chairman	-	Aye
Carol A. Roberts, Vice Chair	-	Aye
Karen T. Marcus	-	Aye
Mary McCarty	-	Aye
Burt Aaronson	-	Aye
Tony Masilotti	-	Absent
Addie L. Greene	-	Aye

The Chair thereupon declared that the resolution was duly passed and adopted on August 22, 2002.

Filed with the Clerk of the Board of County Commissioners on 5 day of September, 2002.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK

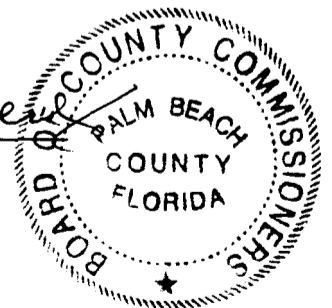


EXHIBIT A
LEGAL DESCRIPTION

TRACT B, ABERDEEN PLAT 21, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGES 138-139, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT B
VICINITY SKETCH

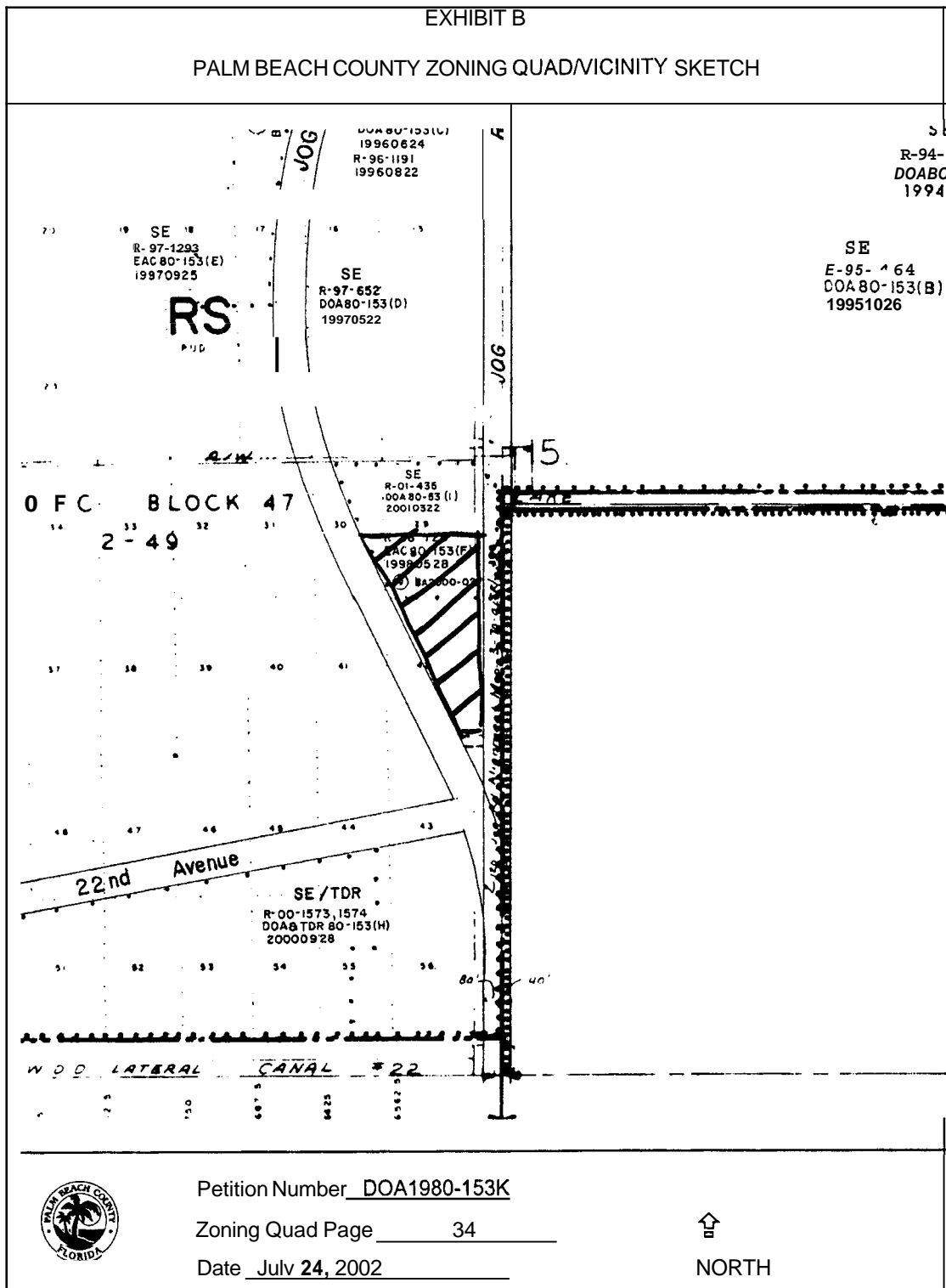


EXHIBIT C

CONDITIONS OF APPROVAL

NOTE: All previous conditions of approval are shown in BOLD and will be carried forward with this petition unless expressly modified.

A. ALL PETITIONS

1. Condition A.1 of Resolution R-2001-0830, Petition DOA1980-153(J), which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2001-0435, Petition 80-153(I), have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Section 5.8 of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING-Zoning)

Is hereby amended to read:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2002-0830, Petition DOA1980-153(J), have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Section 5.8 of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING-Zoning)

2. Condition A.2 of Resolution R-2002-0830, Petition DOA1980-153(J), which currently states:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved master plan is dated February 14, 2002 and the approved site plan is dated April 21, 2002. The approved site plan for the Jewish Federation Community Center is dated January 10, 2001. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING - Zoning)

Is hereby amended to read:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved master and site plans for Temple Torah are dated June 21, 2002. The approved site plan for the Jewish Federation Community Center is dated January 10, 2001. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING - Zoning) (Civic Site)

3. Solid waste disposal service to be provided by the franchisee for the area. (SWA) (Previous Condition A.2 of Resolution R-2002-0830, Petition DOA1980-153 (J))

B. CIVIC SITE EXCLUDING SYNAGOGUE (N.E. CORNER OF JOG ROAD AND N.W. 22nd AVENUE (GATEWAY BOULEVARD))

1. Site Design

- a. The minimum setback for all structures adjacent to all property lines shall be fifty (50) feet.
- b. The maximum height for all structures, measured from finished grade to highest point, shall not exceed thirty five (35) feet except as permitted by section 6.5.H.4 (exceptions to height regulation)
- c. Architectural character and treatment which is compatible and harmonious with abutting development shall be provided on all sides of the building. (BLDG-Zoning) (Previous Condition F.1 of Resolution R-2002-0830, Petition DOA1980-153 (J))

2. A 15 fifteen (15) foot Type C Compatibility buffer shall be installed adjacent to the east property line. No reductions in buffer width shall be permitted. (DRC/ CO: ZONING/ LANDSCAPE) (Previous Condition 1.1 of Resolution R-2002-0830, Petition DOA1980-153 (J))

C. HEALTH – DAYCARE ONLY

1. Architectural plans for the day care center must be submitted to the Environmental Health Section, Palm Beach County Health Department in accordance with Chapter ~~10D-24FAC~~ prior to issuance of a building permit. (BLDG PERMIT: HEALTH/BLDG – Health) (Previous Condition B.1 of Resolution R-2002-0830, Petition DOA1980-153 (J))
2. Condition B.2 of Resolution R-2002-0830, Petition DOA1980-153 (J), which currently states:

Architectural plans must be submitted to the Institutional/Child Care Section, Palm Beach County Health Department in accordance with Rule 64E-13FAC.

is hereby amended to read:

Prior to issuance of a building permit architectural plans must be submitted to the Institutional/Child Care Section, Palm Beach County Health Department in accordance with Rule 64E-13FAC. (BLDG: HEALTH/BLDG – Health)

D. ENVIRONMENTAL RESOURCES MANAGEMENT

1. A Wellfield Affidavit of Notification shall be submitted to ERM prior to DRC site plan certification. (DRC: ERM – ERM) (Previous Condition D.1 of Resolution R-2002-0830, Petition DOA1980-153 (J))

E. ENGINEERING

1. Improvement of the intersection of Military Trail and the entrance of the project shall be provided at the developer's expense. (ENG) [Note: Entrance onto Military Trail has been constructed & all improvements are complete, therefore, condition has been satisfied] (Previous Condition E.1 of Resolution R-2002-0830, Petition DOA1980-153 (J))
2. The extension of Jog Road from the south property line to its present terminus shall be provided at the developer's expense. (ENG) [Note: Jog Road construction has been completed] (Previous Condition E.2 of Resolution R-2002-0830, Petition DOA1980-153 (J))

3. Haverhill Road shall not proceed through the development to the south property line. (ENG) (Previous Condition E.3 of Resolution R-2002-0830, Petition DOAI980-153 (J)) (ONGOING)
4. Within ninety (90) days of Special Exception approval, petitioner shall convey to Palm Beach County:
 - a. One hundred twenty (120) feet for the ultimate right-of-way for Jog Road through the project's limits. [Note: Database indicates compliance with this condition]
 - b. Eighty (80) feet for ultimate right-of-way for Hagen Road through the project's limits. [Note: Database indicates compliance with condition]
 - c. One hundred eight (108) feet for the project's east property line to Hagen Ranch Road. (ENG) [Note: Database indicates compliance with this condition] (Previous Condition E.4 of Resolution R-2002-0830, Petition DOAI980-153 (J))
5. Petitioner shall signalize the intersection of Le Chalet Boulevard and Military Trail Prior to the issuance of the 640th building permit or when warranted by the county Engineer. (ENG) [Note: Signalization complete] (Previous Condition E.5 of Resolution R-2002-0830, Petition DOAI980-153 (J))
6. Petitioner shall construct:
 - a. Two (2) lanes on Jog Road from the existing southern terminus south of Hypoluxo Road to the northern limit of construction by Tartan Lakes PUD. This portion of Jog Road must be constructed during Phase II of this project or prior to the issuance of 1,040 building permit(s). If a contiguous project is approved to the north of this project that requires Jog Road for access prior to the completion of Phase II, this project would be relieved of this obligation. [Note: Jog Road construction complete]
 - b. Hagen Ranch Road within the project's limits. [Note: Hagen Ranch Road construction complete]
 - c. NW 22 Avenue from the project's east property line to Hagen Ranch Road. (ENG) [COMPLETE] (Previously Condition E.6 of Resolution R-2002-0830, Petition DOAI980-153 (J))
7. Petitioner shall construct at the intersection of Le Chalet Boulevard and Jog Road:
 - a. Left turn lane, north approach
 - b. Right turn lane, north approach
 - c. Left turn lane, south approach
 - d. Right turn lane, south approach
 - e. Left turn lane, east approach
 - f. Right turn lane, east approach
 - g. Left turn lane, west approach
 - h. Right turn lane, west approach
 - i. Signalization when warranted, as determined by the County Engineer. (ENG) [Note: a,b,c,d,e,f,g,h, and i are complete; (Previous Condition E.7 of Resolution R-2002-0830, Petition DOAI980-153 (J))
8. Petitioner shall construct at the intersection of Le Chalet Boulevard and Hagen Ranch Road:
 - a. Left turn lane, south approach
 - b. Left turn lane, east approach

- c. Left turn lane, west approach. (ENG) [Note: All turn lanes complete] (Previously Condition E.8 of Resolution R-2002-0830, Petition DOA1980-153 (J))
9. Petitioner shall construct at the intersection of NW 22 Avenue and Jog Road:
- a. Left turn lane, north approach
 - b. Left turn lane, south approach
 - c. Left turn lane, west approach. (ENG) [Note: a, b, and c completed] (Previous Condition E.9 of Resolution R-2002-0830, Petition DOA1980-153 (J))
10. Petitioner shall construct at the intersection of NW 22 Avenue and Hagen Ranch Road:
- a. Left turn lane, north approach
 - b. Left turn lane, south approach
 - c. Right turn lane, south approach
 - d. Left turn lane, east approach
 - e. Left turn lane, west approach
 - f. Right turn lane, east approach. (ENG) [Note: completed] (Previous Condition E.10 of Resolution R-2002-0830, Petition DOA1980-153 (J))
11. Petitioner shall construct access to the City of Boynton Beach property to the north of this project. This access to be acceptable to the County Engineer. (ENG) [Note: Access road completed] (Previous Condition E.11 of Resolution R-2002-0830, Petition DOA1980-153 (J))
12. Petitioner shall contribute One Million Three Hundred Thousand Dollars (\$1,300,000) toward the cost of meeting this project's direct and identifiable traffic impact. This contribution will be applied directly toward the four laning of Military Trail and the intersection improvements at Hypoluxo Road and Military Trail, Hypoluxo Road and Jog Road, Boynton West Road and Military Trail and the Construction of the access road to the City of Boynton Beach property. The balance of \$1,300,000 is to be paid no later than four years after the approval of the Special Exception. (ENG) [Note: Impact Fee has been paid] (Previous Condition E.12 of Resolution R-2002-0830, Petition DOA1980-153 (J))
13. Petitioner shall furnish the construction plans as part of the \$1.3 million Fair Share contribution for Military Trail as a 4 lane median divided road from the intersection of Hypoluxo Road to the intersection with Boynton West Road to be approved by the County Engineer. (ENG) [Note: Military Trail construction completed] (Previous Condition E.13 of Resolution R-2002-0830, Petition DOA1980-153 (J))
14. The Lake Worth Drainage District will require the following rights-of-way, as shown on the Lake Worth Drainage District Right-of-way Maps recorded in the office of the Clerk of the Circuit Court in and for Palm Beach county, Florida:
- L-20 from E-2E to E-3 - Sheets **66** and **67** of 240;
 - L-21 from E-2E to E-3 - Sheets **69** and **70** of 240;
 - L-22 from E-2E to Jog Road - Sheets 72 and 73 of 240;
 - E-2E from L-20 to L-22 - Sheet 209 of 240;
 - E-3 from L-20 to L-21 - Sheet 222 of 240. (ENG) (Previous Condition E.14 of Resolution R-2002-0830, Petition DOA1980-153 (J))

15. The Property owner shall construct a left turn lane north approach on Jog Road at each of the project's entrance roads. The construction shall be concurrent with the 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 not limited to, utility relocations and acquisition of any additionally required right-of-way. 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. (BLDG - Eng) [COMPLETE] (Previous Condition E.15 of Resolution R-2002-0830, Petition DOA1980-153 (J))

16. Prior to site plan approval by the Development Review Committee for Pod M or the recreation vehicle/boat storage site, the petitioner shall grant to Palm Beach County a ten (10) foot wide utility easement along the north right-of-way line of Hagen Ranch Road to the east property line of the private civic site (RV storage site). (UTILITIES) (Previous Condition E.16 of Resolution R-2002-0830, Petition DOA1980-153 (J))

17. 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 at the time of the Building Permit presently is:
 - a. \$18,645 for the proposed Church/Synagogue (338 trips X \$55.00 per trip);
 - b. \$62,425 for the proposed Community Center (1135 trips X \$55.00 per trip); and,
 - c. \$49,500 for the proposed private school (900 trips X \$55.00 per trip). (IMPACT FEE COORDINATOR) (Previous Condition E.17 of Resolution R-2002-0830, Petition DOA1980-153 (J))
Is hereby deleted: Reason: Impact fees are code requirement.

18. Prior to technical compliance for POD M, POD K, and POD L the property owner shall convey a roadway construction easement to Palm Beach County for the POD's listed above. This roadway construction easement shall contain an isosceles trapezoid connecting the required corner clips across this property owner's road right of way. Construction within this easement shall conform to Palm Beach County Standards. (ENG) (Previous Condition E.18 of Resolution R-2002-0830, Petition DOA1980-153 (J)) (ONGOING)

19. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:
 - a. Building Permits for more than 146 single family dwelling units for POD M shall not be issued until construction has begun for Jog Road as a 6 lane median divided section from Boynton Beach Boulevard to Hypoluxo Road plus the appropriate paved tapers. (BLDG - Eng)

The mix of allowable uses listed above 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. (BLDG - Eng) [NOTE: COMPLETE] (Previous Condition E.19 of Resolution R-2002-0830, Petition DOA1980-153 (J))

20. LANDSCAPE WITHIN MEDIAN

- a. Prior to July 1, 2001, the property owner shall apply to the Palm Beach County Engineering and Public Works Department to update and revise the November 1998 permit and associated drawings for landscaping the adjacent median of Jog Road adjacent to the Jewish Community Campus abutting right-of-way and shall comply with all permit requirements, including but not limited to indemnifying Palm Beach County. When permitted by Palm Beach County Department of Engineering and Public Works, landscaping shall, at a minimum, consist of the "Low cost Planting Concept" outlined in the **Palm Beach County Engineering and Public Works Department March 1994 Streetscape Standards**. The property owner shall identify all existing trees or other landscape material within the revised permit drawings and supplement the existing landscape material to be consistent with the landscaping theme adopted for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Streetscape Standards. If all xeriscape material is utilized, the watering of the plant material during the initial heal-in period shall be the responsibility of the property owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County Engineer. (DATE: MONITORING-Eng) (Previous Condition E.20.a of Resolution R-2002-0830, Petition DOAI980-153 (J)) (COMPLETE)
- b. All required median landscaping, including an irrigation system if required, shall be installed at the property owners' expense. All landscaping, paver block or similar materials shall be the perpetual maintenance obligation of the petitioner and its successors, or assigns or duly established Property Owner's Association or maintenance may be assumed by the County upon payment equal to the long term maintenance cost, in accordance with the adopted policy approved by the Board of County Commissioners. All existing landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowner's Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. All landscape material shall be installed prior to September 1, 2001. (DATE: MONITORING - Eng) (Previous Condition E.20.b of Resolution R-2002-0830, Petition DOAI980-153 (J)) (COMPLETE)
- c. If the Developer does not elect for Palm Beach County to assume the maintenance responsibility, then appropriate property owner's documents or other restrictive covenant documents, evidencing the maintenance obligation shall be established or amended as required and shall be approved (Previous Condition E.20.c of Resolution R-2002-0830, Petition DOAI980-153 (J)) (COMPLETE)

21. The property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed for:

- a) Gateway Boulevard 71 1/2 feet from Centerline; and
- b) Jog Road 64 feet from Centerline.

All right of way shall be conveyed on or before September 1, 2003 or prior to the issuance of the first Building Permit whichever shall first occur. Right of way conveyance shall be in accordance with Palm Beach County's Thoroughfare Right of Way Identification Map Expanded Intersection Details including "Corner Clips". Developer 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. (DATE/BLDG. PERMIT: MONITORING-Eng) (Project No. 0270-501)

F. LANDSCAPING - COMMERCIAL POD

1. **All trees required to be planted on site by this approval shall meet the following minimum standards at installation:**
 - 1) Tree height: fourteen (14) feet.
 - 2) Trunk diameter: 3.5 inches measured 4.5 feet above grade.
 - 3) Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length. (CO: LANDSCAPE - Zoning) (Previously Condition M.1 of Resolution R-2002-0830, Petition DOA1980-153 (J))
2. The following landscaping requirements shall be installed adjacent to Le Chalet Blvd. and Jog Road in addition to the required right-of-way buffers:
 - 1) One (1) palm or pine tree for each thirty (30) linear feet of frontage. A group of three or more palm or pine trees may supersede the requirement for a canopy tree in that location. (CO: LANDSCAPE - Zoning) (Previous Condition M.2 of Resolution R-2002-0830, Petition DOA1980-153 (J))
3. A seventy-five (75) foot vegetative buffer shall be provided on the east side of the east easement line of the drainage canal separating the commercial property and the school site property. (ZONING) (Previous Condition M.3 of Resolution R-2002-0830, Petition DOA1980-153 (J))

G. LIGHTING

1. All outdoor lighting used to illuminate the subject property and identification signs with the exception of the tennis court lights shall be of **low** intensity, minimum necessary to satisfy Palm Beach County Security Code, shielded and directed down and away from adjacent properties and streets. (CO/ONGOING: BLDG/CODE ENF - Zoning) (Previous Condition G.1 of Resolution R-2002-0830, Petition DOA1980-153 (J))
2. All outdoor lighting fixtures shall not exceed twenty-five (25) feet in height, measured from finished grade to highest point. (BLDG) (Previous Condition G.2 of Resolution R-2002-0830, Petition DOA1980-153 (J))
3. **All** outdoor lighting shall be extinguished no later than 11:00 p.m. Security lighting only is excluded from this requirement. (CODE ENF) (Previous Condition G.3 of Resolution R-2002-0830, Petition DOA1980-153 (J))

H. LIGHTING - COMMERCIAL POD

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, shielded and directed down and away from adjacent properties and streets. (CO/ ONGOING: BLDG / CODE ENF - Zoning) (Previously Condition L.1 of Resolution R-2002-0830, Petition DOAI980-153 (J))
2. All outdoor lighting fixtures shall not exceed twenty-five (25) feet in height, measured from finished grade to highest point. (CO: BLDG - Zoning) (Previously Condition L.2 of Resolution R-2002-0830, Petition DOAI980-153 (J))

I. MASS TRANSIT - COMMERCIAL POD

1. Prior to final certification of the subdivision plan by the Development Review Committee, the petitioner shall amend the plan to indicate bus access and/or a bus stop(s) on or adjacent to the subject property. Bus access and/or bus stops shall be located and constructed by the petitioner in a manner acceptable to the Palm Beach County School Board, Palm Tran, and County Engineer.

The petitioner shall dedicate additional right-of-way to accommodate this requirement, if requested by the County Engineer. Bus stops, if required, shall include, at a minimum, a covered shelter, continuous paved pedestrian and bicycle access from the subject property or use, and bicycle rack. (DRC: ZONING - School Board / Eng / Planning) (Previous Condition N.1 of Resolution R-2002-0830, Petition DOAI980-153 (J))

2. The property owner shall negotiate, in good faith, a contract for a proportionate share of the cost of operation and maintenance of mass transit generated by this projects identifiable impacts. This condition shall remain in effect until (May 23, 1997) (DATE: MONITORING - Eng) (Previous Condition N.2 of Resolution R-2002-0830, Petition DOAI980-153 (J))

J. PLANNING

1. Prior to final site plan certification by the Development Review Committee (DRC), the Planning Division shall ensure that this site plan conforms with the plan presented to the BCC including those recommendations of the West Boynton Area Community Plan incorporated onto the site plan dated June 21, 2002 (Rec.# 35, 37, and 47). (DRC:PLANNING)
2. Prior to final site plan certification by the Development Review Committee (DRC), in order to comply with Recommendations 35, 37, and 47 from the West Boynton Area Community Plan, the applicant shall provide street cross-section details depicting landscaped and shaded sidewalks for pedestrian and bicycle circulation for the 3.8 foot sidewalk fronting the church and day care buildings and for the 5 foot sidewalk from the church to Jog Road. In addition, the site plan shall depict street cross section details depicting the location of the existing street trees along Jog Road that shade the sidewalk along Jog Road. (DRC: PLANNING)

K. PROPERTY AND REAL ESTATE MANAGEMENT

1. The conveyance of the 30 acre school site without reverters and with title insurance shall be conveyed to the School Board of Palm Beach County at the time of the filing of the first plat. (PLAT: PREM/SCHOOL BOARD - Prem) (Previous Condition C.1 of Resolution R-2002-0830, Petition DOAI980-153 (J))

2. The water and sewerage facilities shall be developed and constructed by the developer at his expense and deeded to Palm Beach County for one (1) dollar, for ownership, operation and maintenance. (PREM) (Previous Condition C.2 of Resolution R-2002-0830, Petition DOAI980-153 (J))

L. RECYCLE SOLID WASTE

1. All property owners and lessee's shall participate in a recycling program when available in the area. Material to be recycled shall include, but not be limited to, paper, plastic, metal and glass products. (SWA) (Previous Condition J.1 of Resolution R-2002-0830, Petition DOAI980-153 (J))
2. Prior to the certification of a Final Site Plan for any portion of the civic tract by the Development Review Committee, the petitioner shall indicate the location of all recycling facilities on the site plan any such facility shall be screened pursuant to Section 6.6.A.5.c of the ULDC. (SWA) (Previous Condition J.2 of Resolution R-2002-0830, Petition DOAI980-153 (J))

M. SIGNS - COMMERCIAL POD

1. Point of purchase and/or freestanding signs fronting on Jog Road shall be limited as follows:
 - a. Maximum sign height, measured from finished grade to highest point - fifteen (15) feet;
 - b. Maximum sign face area per side - 140 square feet;
 - c. Maximum number of signs - two (2); and
 - d. Style - monument style only. (CO: BLDG - Zoning) (Previous Condition 0.1 of Resolution R-2002-0830, Petition DOAI980-153 (J))
2. Point of purchase and/or freestanding signs fronting on Le Chalet Boulevard shall be limited as follows:
 - a. Maximum sign height, measured from finished grade to highest point - fifteen (15) feet;
 - b. Maximum sign face area per side - 140 square feet;
 - c. Maximum number of signs - one (1); and
 - d. Style - monument style only. (CO: BLDG -Zoning) (Previous Condition 0.2 of Resolution R-2002-0830, Petition DOAI980-153 (J))
3. Outparcel identification signs shall be limited as follows:
 - a. Maximum sign height, measured from finished grade to highest point - ten (10) feet;
 - b. Maximum sign face area per side - 120 square feet;
 - c. Maximum number of signs - one (1) per outparcel; and
 - d. Style - monument style only. (CO: BLDG - Zoning) (Previous Condition 0.3 of Resolution R-2002-0830, Petition DOAI980-153 (J))
4. The Congregate Living Facility shall meet the signage standards pursuant to the ULDC. (CO: BLDG - Zoning) (Previous Condition 0.4 of Resolution R-2002-0830, Petition DOAI980-153 (J))

N. SIGNAGE – TEMPLE TORAH

1. Freestanding signage fronting on Gateway Boulevard for the Temple Torah site shall be limited as follows:
 - a. Maximum sign height, measured from finished grade to highest point: ten (10) feet;

- b. Maximum sign face area per side: fifty (50) square feet;
- c. Maximum number of signs - one (1);
- d. Style - monument style only; and,
- e. Location: within one hundred feet of the intersection of Jog Road and Gateway Boulevard. (CO: BLDG – Zoning)

O. USE LIMITATIONS - COMMERCIAL POD ONLY (S.E. CORNER OF LE CHALET BOULEVARD AND JOG ROAD)

1. USE LIMITATION - CLF

- a. The CLF shall be limited to maximum of 160,000 square feet and 167 Type III CLF beds. Gross floor area may be increased an additional 5% up to 1000 square feet, whichever is less, subject to Development Review Committee (DRC) approval. (DRC: BLDG/HEALTH - Zoning) (Previous Condition K.I.a of Resolution R-2002-0830, Petition DOAI980-153 (J))
- b. The CLF shall be limited to a residential facility for the elderly (50 years of age or older) and shall not in any manner be used as a drug or alcohol treatment center, or any criminal justice rehabilitative services. (ONGOING: CODE ENF) (Previous Condition K.I.b of Resolution R-2002-0830, Petition DOAI980-153 (J))
- c. Signage for the CLF shall be limited to one (1) on premise identification sign with a maximum sign face area per side of thirty-two (32) square feet. (BLDG PERMIT: BLDG - Zoning) (Previous Condition K.1.c of Resolution R-2002-0830, Petition DOAI980-153 (J))
- d. The CLF shall be located adjacent to the eastern perimeter of the commercial pod adjacent to the school site and shall be a minimum of 400 feet south of Le Chalet Boulevard. (DRC: ZONING / Bldg) (Previously Condition K.1.d of Resolution R-2002-0830, Petition DOAI980-153 (J))
- e. The maximum height for all structures, including all air conditioning and mechanical equipment, and satellite dishes measured from finished grade to highest point, shall not exceed fifty (50) feet. (BLDG PERMIT: BLDG - Zoning) (Previously Condition K.I.e of Resolution R-2002-0830, Petition DOAI980-153 (J))

P. USE LIMITATION (JCC)

- 1. Use of the site shall be limited to permitted civic uses including customary accessory uses as allowed pursuant to the ULDC, as amended, including the following requested uses:
 - a. Private Elementary School with 84 students
 - b. Assembly, Non Profit; and,
 - c. Day care center limited to a maximum of **284** Children and **30** Adults at any one time. (ONGOING/ DRC: HEALTH) (Previous Condition H.1 of Resolution R-2002-0830, Petition DOAI980-153 (J))
- 2. Setbacks for all outdoor recreational facilities adjacent to the east property line shall be a minimum of fifty (50) feet. (DRC: ZONING) (Previous Condition H.2 of Resolution R-2002-0830, Petition DOAI980-153 (J))

Q. USE LIMITATION (TEMPLE TORAH - DAYCARE)

1. The day care center shall be limited to a maximum of eighty (80) children at any one time. (ONGOING: HEALTH-Zoning)
2. Hours of operation for outdoor activities shall be limited to 8:00 a.m. to 6 p.m. (ONGOING: CODE ENF – Zoning)

R. UTILITIES

1. The petitioner shall provide the county with a release or modification to the reverter which it holds on the existing utility site in a form acceptable to the County Attorney prior to final DRC approval of Pod M. (UTILITIES-Zoning) (Previous Condition P.1 of Resolution R-2002-0830, Petition DOAI980-153 (J))

S. COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the petitioner both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Board of County Commissioners for review under the compliance condition of this approval. (ONGOING: MONITORING - Zoning) (Previous Condition Q.1 of Resolution R-2002-0830, Petition DOA1980-153 (J))
2. Failure to comply with any of the conditions of approval for the subject property at any time may result in:
 - a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy; the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; revocation of any concurrency; and/or
 - b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
 - c. A requirement of the development to conform with the standards of the ULDC 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; and/or
 - d. Referral to code enforcement; and/or
 - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or a Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 5.8 of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval.

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 an Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment 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)(Previous Condition Q.2 of Resolution R-2002-0830, Petition
DOAI980-153 (J))