

RESOLUTION NO. R-74- 765

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, and Chapter 70-863, Laws of Florida, Special Acts of 1970, 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. 74-122 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 29 August 1974.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 29th day of August, 1974, that petition No. 74-122, the petition of THE METHODIST CHURCH DISTRICT BOARD OF MISSIONS AND CHURCH EXTENSION OF WEST PALM BEACH DISTRICT, INC., by John F. Springer, Secretary of the Board for the REZONING, FROM AGRICULTURAL DISTRICT TO RS-RESIDENTIAL SINGLE FAMILY DISTRICT AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A CHURCH INCLUDING SANCTUARY FACILITIES, EDUCATIONAL BUILDING AND ADMINISTRATIVE OFFICES on a parcel of land lying in Section 18, Township 47 South, Range 42 East, said parcel being more particularly described as follows: the East 60 feet of Tract 94 and all of Tract 95 less the East 60 feet thereof, Block 77 of Palm Beach Farms Company, Plat Book 2, pages 45 through 54. Said property located on the north side of Boca Raton Road West (S.R. 808) approximately .8 mile east of State Road No. 7, was approved as advertised, subject to the following special conditions:

- 1) **Prior** to the issuance of any building permits the developer shall deed to Palm Beach County the additional right-of-way required to provide for eighty (80) feet of right-of-way from the center-line of Glades Road;
- 2) Prior to the issuance **of** any building permits the developer shall deed to Palm Beach County forty (40) feet of right-of-way from the ultimate right-of-way of Glades Road, as stated in Condition No. 1 above, to accommodate a marginal access road;
- 3) Permit for the driveway connection shall be a temporary permit;
- 4) Developer shall construct a left turn lane when traffic warrants ;
- 5) The proposed parking situation and foot path area shall be revised as indicated at the Planning Commission Workshop in order to preserve the larger cypress trees on the site;
- 6) The revised cypress preserve area shall be bermed along the northern and western boundaries to protect the area from future surrounding development;
- 7) A twenty-five (25) foot buffer shall be retained between the cypress area and any development along the southern and eastern boundaries of the area;
- 8) The foot path through the cypress area shall be in the form of an elevated boardwalk in order to minimize the effect on the area;
- 9) The cypress stand in the southwest corner of the property also shall be preserved as an open space area;
- 10) All red'maple and scattered cypress trees on the site shall be retained as **part** of the natural landscape;

11) Pine trees shall be retained where possible and incorporated into parking lot plantings. Pine trees are extremely susceptible to construction damage of any kind, this includes filling as well as heavy equipment damage. Barriers shall be constructed around those trees to be saved;

12) Those trees to be preserved out of the foot path area ~~trill~~ be tagged in red for easy identification purposes. These marked trees will be the red maple and cypress referred to in Item 10.

The foregoing resolution was offered by Commissioner Johnson , who moved its adoption. The motion was seconded by Commissioner Warren , and upon being put to a vote, the vote was as follows:

Robert F. Culpepper	- Yes
Lake Lytal	- absent
E. W Weaver	- Yes
Robert C. Johnson	- Yes
George V. Warren	- Yes

The Chairman thereupon declared the resolution duly passed and adopted this 17th day of September , 1974, confirming action of 29 August 1974.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By Mary A. Webster
Deputy Clerk

APPROVED AS TO FORM
LESLIE J. ...

Michael B. Snell
County Attorney