

RESOLUTION APPROVING ZONING PETITION 83-78, 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. 83-78 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 27th May 1983; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties and the **recommendatons** 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 proposed rezoning and special exception are consistent with the Land Use Plan designation and Mandatory Performance Standards of the Comprehensive Plan.
2. The proposed church and playground, will be consistent with this predominantly single family area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 27th day May 1983, that Petition No. 83-78 the petition of WEST BOCA PRESBYTERIAN CHURCH, INC., By Christopher Todd, Esquire, **for** a SPECIAL EXCEPTION TO ALLOW ACCESSORY BUILDINGS AND STRUCTURES on **a portion** of Tract 64, Florida Fruit Lands Company's Subdivision No. 2, in Section **25**, Township 47 South, Range 41 East, as recorded in Plat Book 1, Page 102, more particularly described as follows:

Commence at the Southeast corner of said Tract 64; thence South **88° 35'38"** West along the South boundary of said Tract 64, a distance of 637.53 feet to the Point of Beginning; thence continue South **88° 35'38"** West, **649.89 feet** to a point on the East right-of-way of a 30.00 foot

wide road right-of-way as shown on said plat; thence North **00° 59' 33"** West along said **East** right-of-way, 334.20 feet to a point on the North boundary of said Tract 64; thence North **88° 25' 49"** East, along said North boundary, 649.91 feet; thence **South 00° 59' 33"** East, 336.06 feet to the Point of Beginning. Said property located on the southeast corner of the intersection of 105th Avenue South and 225th Street South, approximately **1/2** mile west of U.S.441 and **1/2** mile south of Palmetto Park Road was approved advertised subject to the following conditions:

1. The development shall retain **onsite** 85% of the storm **water** runoff generated by a three (3) year storm per requirements of the Permit Section, **Land** Development Division.
2. The developer shall contribute Nine Hundred and Thirty Eight Dollars (\$938.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the time of the building permit.
3. The developer shall take reasonable precautions during the development of this property to insure that fugitive (dust particles) do not become a nuisance to neighboring properties,
4. The developer shall take necessary measures during the development of this property to prevent pollutant runoff to neighboring and nearby surface waters.
5. Prior to site plan certification the developer shall enter into a formal contract with the County Utilities Department for required services.
6. The developer shall retain as many of the existing significant trees during the development of this property as possible.

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

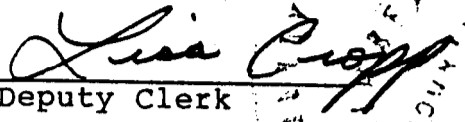
Peggy E. Evatt, Chairman	--	AYE
Ken Spillias, vice Chairman	--	AYE
Dennis P. Koehler, Member	--	ABSENT
Dorothy Wilken , Member	--	AYE
Bill Bailey, Member	--	ABSENT

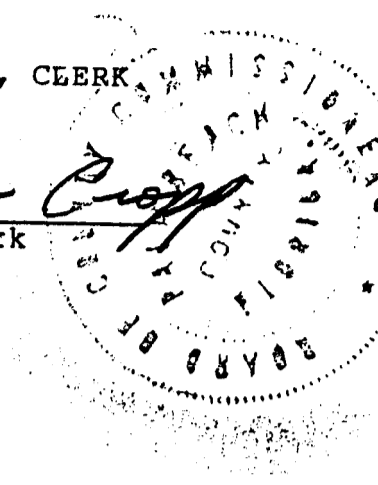
The foregoing resolution was declared duly passed and adopted this **30th** day of **August** , **1983** , confirming action of 27th May 1983,

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY:


Deputy Clerk



APPROVE AS TO FORM
AND LEGAL SUFFICIENCY


County Attorney