

RESOLUTION NO. R- 83-1076

RESOLUTION APPROVING ZONING PETITION 83-80, 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. 83-80 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 23rd June 1983; 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 proposed special exception is permitted under the provisions of the Comprehensive Plan and Zoning Code.
2. With adequate provisions for buffering, the proposal would be compatible with the planned development of the surrounding area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 23rd day June 1983, that Petition No. 83-80 the petition of WOODLANDS PARK BAPTIST CHURCH, INC., By Richard L. Pooley, Agent, for a SPECIAL EXCEPTION TO ALLOW A CHURCH AND PRIVATE SCHOOL, INCLUDING ACCESSORY BUILDINGS AND STRUCTURES on the East 709 91 feet of Tract 3 of Florida Fruitlands Company's Subdivision No. 2, in Section 27, Township 47 South, Range 41 East, as recorded in Plat Book 1, Page 102; less the East 45 feet for proposed right-of-way Said property located approximately .4 miles north of Broward County Line and approximately .2 miles South of Palmetto Park Road, fronting on the West side of Riverside Drive (120th Avenue South) in an AR-Agricultural Residential District was approved as advertised subject to the following condition

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1. This development must 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 property owner shall convey to Palm Beach County, within ninety (90) days of approval, 60 feet west of the east line of Section 27 for the right-of-way for Riverside Drive.
3. The developer shall construct Riverside Drive as a two lane Road including paving and drainage from the project's entrance road to Palmetto Park Road, concurrent with on-site paving and drainage pursuant to a permit issued by the Office of the County Engineer.
4. The developer shall contribute One Thousand Six Hundred and Seventy One Dollars (\$1,671.00) toward the cost of meeting this project's direct and identifiable impact, to be paid at the time of the building permit.
5. The developer shall take reasonable precautions during the development of this property to insure that fugitive particulates (dust particles) from this project do not become a nuisance to neighboring properties
6. The developer shall take necessary measures during the development of this property to prevent pollutant runoff to neighboring and nearby surface waters
7. The proposed maintenance building, bus storage area, and dumpster location shall be relocated so as not be closer than 100 feet from any property line.
8. The developer shall install a berm, solid fence, or combination thereof, of a minimum of six feet in height along the property's north, south and west boundaries concurrent with the first phase of development, supplemented by one canopy tree planted at 40' on center.
9. Access to this site shall be limited to Riverside Drive.

Commissioner Bailey , moved for approval

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

Peggy E. Evatt, Chairman	--	AYE
Ken Sullivan, Vice Chairman	--	AYE
John P. Koenig, Member	--	ABSENT
Dorothy Wilken, Member	--	AYE
Bill Bailey, Member	--	AYE

The foregoing resolution was declared duly passed and adopted this day of SEP 13, 1983 , confirming action of 23rd June 1983.

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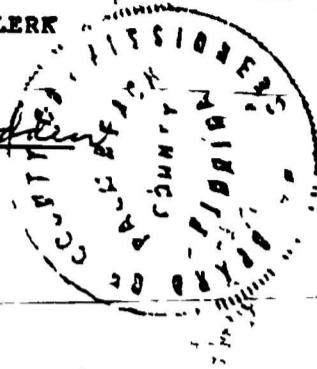
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FILED THIS DAY OF
Sept 19 *53*
AND RECORDED IN RESOLUTION
MINUTE BOOK NO AT
PAGE RECORD VERIFIED
JOHN B DUNKLE CLERK
BY *Trudy Madson* D.C.

-PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: *Trudy Madson*
Deputy Clerk



APPROVE AS TO FORM
AND LEGAL SUFFICIENCY

John Condit
County Attorney

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