

RESOLUTION NO. R- 86-452

RESOLUTION APPROVING ZONING PETITION 73-160(B) , 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. 73-160(B) was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 30th December 1985; 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 minor site plan modifications, this proposal will be consistent with the requirements of the Comprehensive Plan and Zoning Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this the 30th of December 1985, that Petition No. 73-160(B) the petition of MARANATHA TEMPLE, By David Carpenter, Agent, for a SPECIAL EXCEPTION TO AMEND THE SITE PLAN FOR A CHURCH EDUCATIONAL INSTITUTION AND CHILD DAY CARE FACILITY WITH ACCESSORY BUILDINGS AND STRUCTURES, PREVIOUSLY APPROVED UNDER ZONING PETITION NO. 73-160 AND 73-160(A) TO INCREASE THE SQUARE FOOTAGE OF THE EDUCATIONAL INSTITUTION BY 6,600 SQUARE FEET on parcel of land in Section 32, Township 41 South, Range 43 East, more particularly described as follows:

From the Southwest corner of Section 32, Township 41 South, Range 43 East; thence North 89 degrees 28'15" East along the south line of Section 32 aforesaid a distance of 2628.55 feet to *the* quarter corner

of said Section 32; thence North 01 degree 15'10" East along the said quarter section line of said Section 32 a distance of 660.00 feet to a point of intersection of the centerline of Lone Pine Road, as now laid out and in use; thence North 89 degrees 19'45" West along said centerline a distance of 291.76 feet to a point; thence North 1 degree 03'13" West a distance of 30.01 feet to the Point of Beginning of the herein described parcel; thence continue North 1 degree 03'13" West a distance of 369.22 feet to a point lying on the South Right-of-way line of the canal parcel, as shown on Sheet No. 3, Plat No. 1, Palm Beach Cabana Colony, as recorded in Plat Book 26 at Page 205, thence South 89 degrees 28'15" West along said South Right-of-way line a distance of 367.22 feet to a point; thence North 55 degrees 36'51" West along said South Right-of-way line a distance of 117.84 feet to a point; thence South 1 degree 03'13" East a distance of 426.96 feet to a point lying in the Northerly Right-of-Way line of said Lone Pine Road; thence South 89 degrees 19'45" East along said Northerly Right-of-Way line a distance of 463.42 feet to the Point of Beginning. Said property located on the north side of Lone Pine Road, approximately 278 feet west of Prosperity Farms Road in an RS-Residential Single Family District was approved as advertised subject to the following conditions:

1. Prior to site plan certification, the site plan shall be revised to reflect the following:
  - a) Parking stalls within the twenty (20) foot backup distance.
  - b) Include both required and proposed interior landscaping calculation.
2. Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties.
3. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.
4. The petitioner shall comply with all previously approved conditions of Petition 73-160(A), except as herein modified or deleted.
5. 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 \$3,268 (122 trips x \$26.79 per trip). This impact fee is for the proposed Educational Facility.
6. The property owner shall obtain an onsite Drainage Permit from

the Palm Beach County Engineering Department Permit section prior to the application of a Building Permit.

7. The property owner shall obtain a Turnout Permit from the Palm Beach County Engineering Department, Permit Section for access onto Lone Pine Road.

8. The petitioner shall present a notarized Affidavit of Disclosure at the Zoning Authority meeting.

9. All activities and night meetings shall terminate no later than 10:00 p.m.

Commissioner Owens, 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:

Ken Adams, Chairman	--	AYE
Karen T. Marcus, Vice Chairman	--	ABSENT
Kenneth Spillias, Member	--	AYE
Jerry L. Owens, Member	--	AYE
Dorothy Wilken, Member	--	ABSENT

The foregoing resolution was declared duly passed and adapted this 8th day of April, 1986 confirming action of the 30th December 1985.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Barbara C. Felton  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

Andy Ingers  
County Attorney