

RESOLUTION NO. R-93-3

RESOLUTION APPROVING ZONING PETITION DOA74-83(B)  
DEVELOPMENT ORDER AMENDMENT  
PETITION OF PALM BEACH CATHEDRAL ASSEMBLY OF GOD, INC.

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, 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 Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition DOA74-83(B) was presented to the Board of County Commissioners at a public hearing conducted on January 4, 1993; 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 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 proposal is consistent with the Palm Beach County Comprehensive Plan.
2. This proposal is consistent with the requirements of the Palm Beach County Land Development Code and all other applicable local land development regulations.

WHEREAS, Article 5 of the Palm Beach County 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 DOA74-83(B), the petition of PALM BEACH CATHEDRAL ASSEMBLY OF GOD, INC. by REVEREND SCRIVENER DAMON, AGENT for a DEVELOPMENT ORDER AMENDMENT in the MULTIPLE FAMILY RESIDENTIAL (RM) ZONING DISTRICT (medium density), to amend the site plan for a place of worship and accessory uses, including a day care center (165 children maximum), previously approved on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located on a vicinity sketch as shown on EXHIBIT B, attached hereto and made a part hereof, was approved on January 4, 1993, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Marcus moved for the approval of the Resolution.

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

Mary McCarty, Chair	--	AYE
Burt Aaronson	--	AYE
Ken Foster	--	ABSENT
Maude Ford Lee	--	AYE
Karen T. Marcus	--	AYE
Warren Newell	--	AYE
Carol A. Roberts	--	AYE

The Chair thereupon declared that the resolution was duly passed and adopted this 4th day of January, 1993.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

BY: *[Signature]*  
COUNTY ATTORNEY

BY: *[Signature]*  
DEPUTY CLERK

FILE:H:\WPDATA\PROD\WCW\RESOS\DOA74-83B.RES

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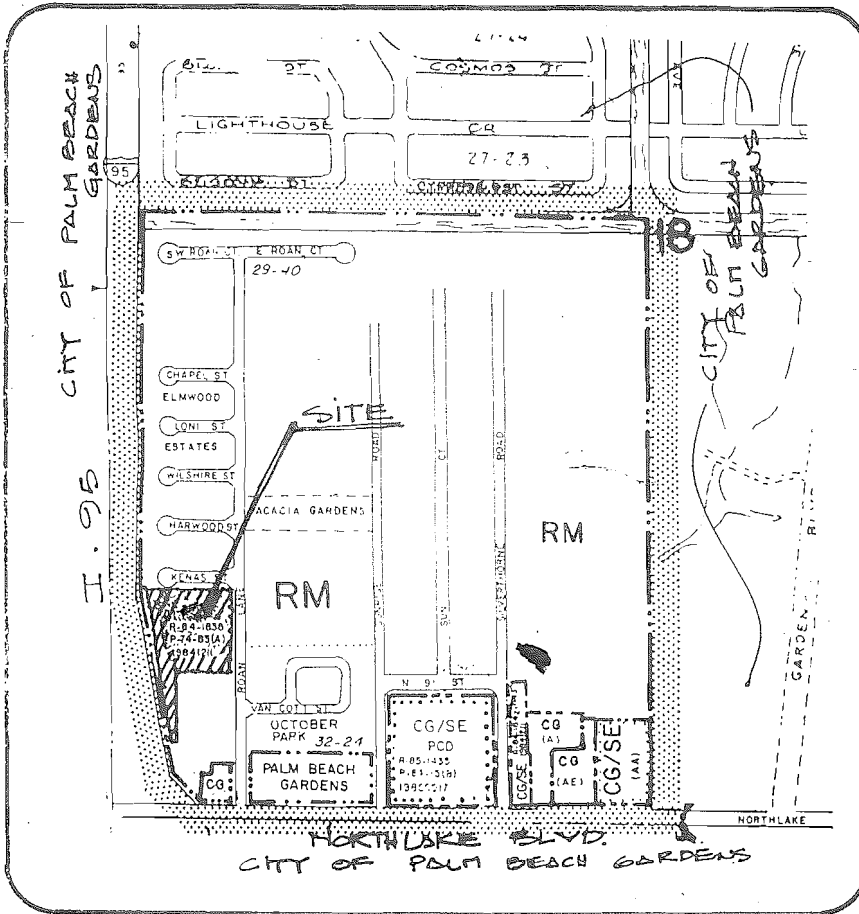
EXHIBIT A  
LEGAL DESCRIPTION

The South Forty Feet of the North Half of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter (Less the East Twenty Feet thereof for right-of-way) AND the South Half of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter (Less the South Forty Feet thereof and less the East Twenty Feet thereof, for right-of-way), all being in Section 18, Township 42 South, Range 43 East, contain Five (5) acres more or less, AND LESS and excepting therefrom that portion conveyed to the State of Florida for right-of-way of State Road 9 (I-95) by Deed recorded March 25, 1965, Official Record Book 1178, Page 193, Public Records of Palm Beach County, Florida.

74-83  
18-42-43

Sec. 18 Twp. 42 Rng. 43  
Quadrant Sheet: 13  
Aerial Page: 13

Vicinity  
Sketch



RECORDER'S MEMO: Legibility  
of Writing, Typing or Printing  
unsatisfactory in this document  
when received

Request: Development Order Amendment to amend site plan for  
previously approved place of worship and accessory uses, including  
day care center (165 children).

PETITION NO: 74-83(B)

BCC DISTRICT: 1

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EXHIBIT C

CONDITIONS OF APPROVAL

A. STANDARD CONDITIONS

1. All previous conditions of approval applicable to the subject property have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval, including original deadlines for compliance with Section 5.8 of the Palm Beach County Land Development Code, as amended, unless expressly modified. (MONITORING)

B. ANNEXATION

1. The property owner shall voluntarily annex the subject property into the City of Palm Beach Gardens at such time the property becomes contiguous to the City or is the subject of an annexation proposal by the City. (PLANNING)

C. BUILDING AND SITE DESIGN

1. Total gross floor area shall be limited to a maximum of 38,826 square feet. (BUILDING)
2. The minimum setback for all future structures adjacent to the north property line shall be fifteen (15) feet. (BUILDING)
3. All air conditioning and mechanical equipment shall be screened from view on all sides in a manner consistent with the color and character of the principle structure or alternative landscaping acceptable to the Zoning Division. (BUILDING)
4. The required recreational area shall be a minimum of fifteen (15) feet from the west property line. (ZONING)
5. Prior to site plan certification by the Development Review Committee, the site plan shall be amended to indicate the following:
  - a) indicate the entrance to the day care center, and a continuous side walk, minimum four (4) feet in width, to the entrance from the drop-off area;
  - b) indicate all required fencing, screening, buffers and landscaping.
  - c) indicate all dumpster locations. (ZONING)

D. HEALTH

1. Water service shall be provided by Seacoast Utility Authority. Therefore, no well shall be permitted on the site to provide potable water. (HEALTH)
2. Sewer service shall be provided by Seacoast Utility Authority. Therefore, no septic tank shall be permitted on the site. (HEALTH)

E. ENGINEERING

1. (Condition No. 1 of Resolution R-74-536, Zoning Petition 74-83), which currently states:

Prior to issuance of any building permits the petitioner shall convey to Palm Beach County the additional right-of-way required to provide for thirty (30) feet of right-of-way from the center line of Roan Lane.

Is hereby amended to state:

Prior to April 1, 1993 or prior to the issuance of the first Building Permit whichever shall first occur, the property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed for Roan Lane, thirty (30) feet from centerline free of all encumbrances and encroachments. 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. Right-of-way conveyances shall also include "Safe Sight Corners" where appropriate at intersections as determined by the County Engineer (survey indicates the right of way as existing). (MONITORING/BUILDING-Engineering).

2. Condition No. 3 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

The development shall retain onsite 85% of the stormwater runoff generated by a three (3) year one hour storm per requirements of the Permit Section, Land Development Division.

Is hereby deleted. [REASON: Code requirement.]

3. Condition No. 4 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

The developer 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.

Presently the fair share fee for this project is \$2,394.00. If the Fair Share Contribution for Road Improvements Ordinance is amended to increase the fair share, this amount shall be credited towards the increased fair share fee.

Is hereby deleted. [REASON: Code requirement.]

F. IRRIGATION QUALITY WATER

1. When irrigation quality water is available within 500 feet of the property, the petitioner shall connect to the system subject to permitting and/or requirements of the Florida Department of Environmental Regulations and/or the South Florida Water Management District. The cost for connection shall be borne by the property owner. (UTILITIES)

G. LANDSCAPING - GENERAL

1. Prior to site plan certification, the petitioner shall revise the landscape tabular data on the site plan to reflect conformance to minimum Landscape Code requirements and all landscape/vegetation preservation conditions of approval. (ZONING)

2. All trees required to be planted on site by this approval shall meet the following minimum standards at installation:

- a) Tree height: fourteen (14) feet.
- b) Trunk diameter: 3.5 inches measured 4.5 feet above grade.
- c) 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. (ZONING)

H. LANDSCAPING - INTERIOR

1. All paved parking areas shall meet minimum Landscape Code and Parking Code requirements. (ZONING)

I. LANDSCAPING ALONG NORTH, EAST AND SOUTH PROPERTY LINES (ABUTTING RESIDENTIAL ZONING)

1. Condition No. 5 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

Along the northern and southerly property lines abutting residentially zoned properties, the Petitioner shall place a four-foot chain link fence supplemented with 30-36 inch Ficus species hedge with canopy trees, 8-10 feet overall, planted 20 feet on center.

Is hereby amended to state:

Landscaping and buffering along the north, east and south property lines adjacent to residentially zoned properties only shall be upgraded to include a minimum five (5) foot wide landscape buffer strip consisting of the following:

- a) One (1) native canopy tree planted every twenty (20) feet on center;
- b) One (1) native palm tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm trees may supersede the requirement for a native canopy tree in that location; and,
- c) Twenty-four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of forty-eight (48) inches.

J. LIGHTING

- 1. All outdoor lighting used to illuminate the premises and identification signs shall be of low intensity, shielded and directed down and away from adjacent properties and streets. (CODE ENFORCEMENT)
- 2. All outdoor lighting fixtures shall not exceed fifteen (15) feet in height measured from finished grade. (BUILDING)
- 3. All outdoor lighting shall be extinguished no later than 11:00 p.m. Security lighting only is excluded from this requirement. (CODE ENFORCEMENT)

K. SIGNS

1. Signs fronting on Roan Lane shall be limited as follows:
  - a. Maximum sign height, measured from crown of road - eight (8) feet;
  - b. Maximum sign face area per side - 60 square feet;
  - c. Maximum number of signs - one (1). (BUILDING)

L. USE LIMITATION

1. Use of the site shall be limited to a maximum 38,828 square foot place of worship with 816 seating capacity in the sanctuary, 180 seating capacity in the general assembly areas, and 165 students in the day care center. (BUILDING/ZONING/CODE ENFORCEMENT)
2. The day care center shall be limited to a maximum of 5,875 square feet of usable building area. (CODE ENFORCEMENT/BUILDING)
3. No outdoor loudspeaker system audible off site shall be permitted. (CODE ENFORCEMENT)
4. Condition No. 1 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

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.

Is hereby deleted. [REASON: Code requirement.]

5. Condition No. 2 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

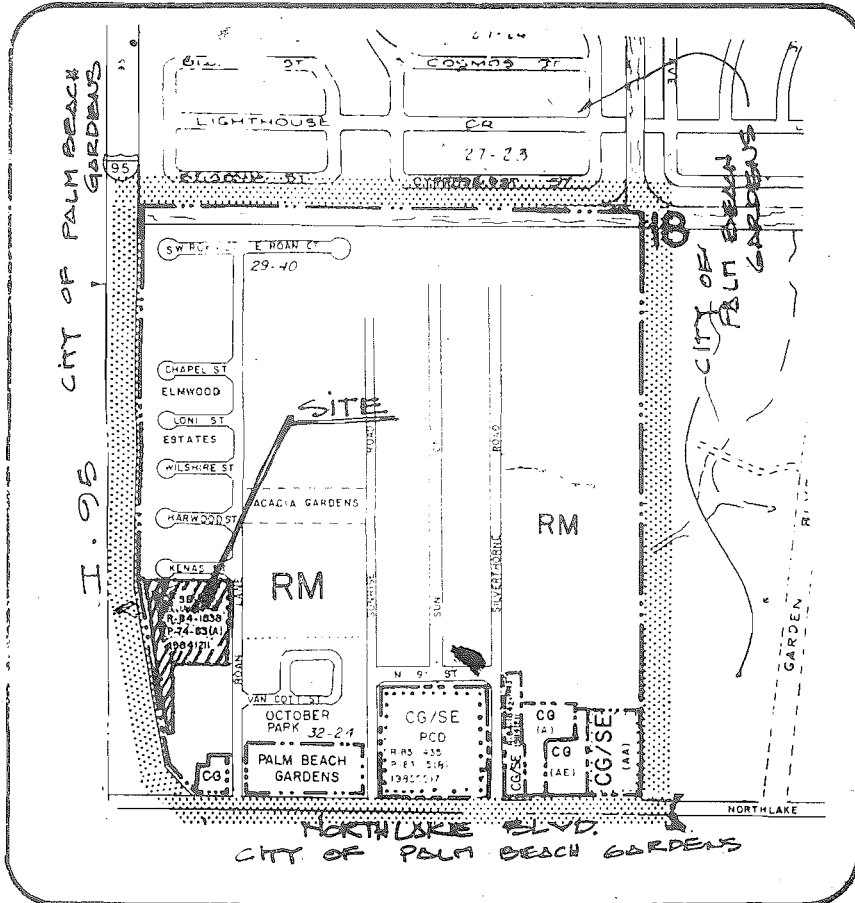
Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.

Is hereby deleted. [REASON: Code requirement.]



Sec. 18 Twp. 42 Rng. 43  
 Quadrant Sheet: 13  
 Aerial Page: 13

#3  
 Vicinity  
 Sketch



Request: Development Order Amendment to amend site plan for previously approved place of worship and accessory uses, including day care center (165 children).

#3

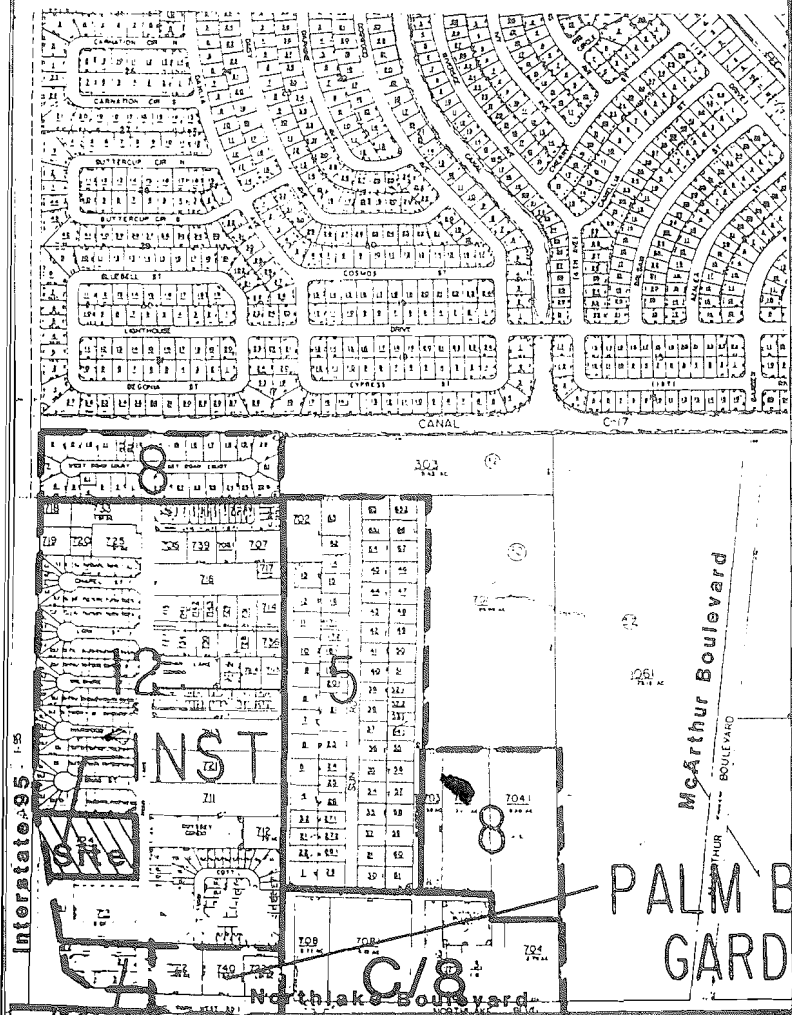
PETITION NO: 74-83(B)

BCC DISTRICT: 1

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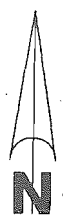
SURROUNDING LAND USES



PETITION NO. 74-83

DATE: 11-23-92

LAND USE ATLAS PAGE NO. 32



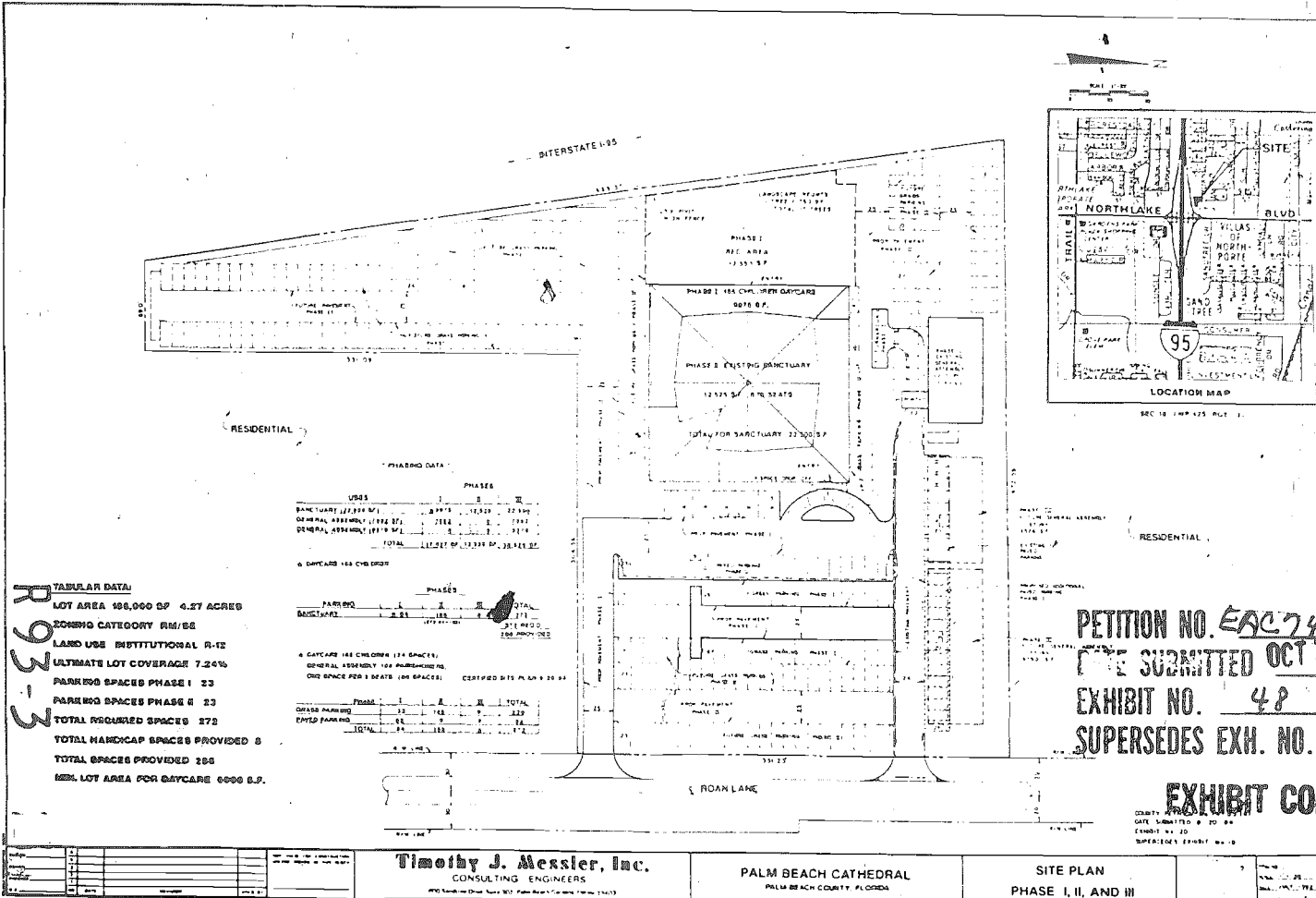
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RECORDERS MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

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**TABULAR DATA:**

LOT AREA 186,000 SQ FT 4.27 ACRES  
 ZONING CATEGORY RM/SS  
 LAND USE INSTITUTIONAL R-1E  
 ULTIMATE LOT COVERAGE 7.24%  
 PARKING SPACES PHASE I 23  
 PARKING SPACES PHASE II 23  
 TOTAL REQUIRED SPACES 46  
 TOTAL HANDICAP SPACES PROVIDED 3  
 TOTAL SPACES PROVIDED 49  
 MIN. LOT AREA FOR DAYCARE 6000 S.F.

**PARKING DATA**

USES	PHASES		TOTAL
	I	II	
SANCTUARY (22,000 SF)	23	23	46
GENERAL ASSEMBLY (1,700 SF)	2	2	4
GENERAL ASSEMBLY (1,700 SF)	2	2	4
<b>TOTAL</b>	<b>27</b>	<b>27</b>	<b>54</b>

**PHASE I**

PHASE	TOTAL
PARKING	23
DAYCARE	23
<b>TOTAL</b>	<b>46</b>

**PHASE II**

PHASE	TOTAL
DAYCARE	23
EXISTING PARKING	23
<b>TOTAL</b>	<b>46</b>

Timothy J. Messler, Inc.  
 CONSULTING ENGINEERS  
 400 South Dixie Road, Suite 303, Palm Beach Gardens, Florida 33418

PALM BEACH CATHEDRAL  
 PALM BEACH COUNTY, FLORIDA

SITE PLAN  
 PHASE I, II, AND III

PETITION NO. EAC 74-83  
 DATE SUBMITTED OCT 27 1991  
 EXHIBIT NO. 48  
 SUPERSEDES EXH. NO. 45

EXHIBIT COPY

Petitioner: Palm Beach Cathedral Assembly of God, Inc.  
Owner: same  
Agent: Rev. Scrivener Damon  
Telephone: 622-1700  
Project Manager: Julio F. Dumas, Senior Site Planner

Property Location: The subject property is located on the west side of Roan Lane, approximately 500 feet north of North Lake Boulevard, in the Residential Multi-Family (RM) Zoning District.

Request: Development Order Amendment to amend site plan for previously approved place of worship and accessory uses, including day care center (165 children).

PETITION SUMMARY:

The petitioner, Palm Beach Cathedral Assembly of God, Inc. requests to clarify the previously approved use for a Day Care Center. This request is for a maximum of 165 students.

The petitioner has requested several amendments to a previously approved site plan. These amendments exceed the authority of the DRC.

ISSUES SUMMARY:

The previous approval did not specify the permitted number of children in the day care center. This petition limits the maximum number of children allowed to 165.

The proposed site plan indicates a Church facility (22,500 square feet) with a capacity of 816 seats. In addition, there is one existing 7,151 square feet of general assembly facility and two (2) proposed general assembly structures of 9,276 square feet for a total of 16,427 square feet. The petitioner has indicated that this general assembly area is limited to 180 parishioners. The proposed day care center with 165 children is proposed within the church facility.

The required outdoor play area is proposed to be located west of the church abutting the I-95 on-ramp. Recommended conditions of approval upgrade the required landscape buffer to provide adequate buffer for the play area.

TABULAR DATA:	Existing	Proposed +/-
Zoning District	RM/SE	RM/SE
Use	Place of Worship	Place of worship with accessory Day Care Center (165 children)
Total Acreage	4.27 acres	4.27 acres
Total Floor Area	38,828 sf	38,828 sf
Parking	272 spaces	286
Access	Roan Lane	Roan Lane

ACTION BY THE ZONING COMMISSION - DECEMBER 3, 1992

Motion to recommend approval of the petition, subject to conditions suggested by staff, carried 6 to 0.

STAFF RECOMMENDATION:

Staff recommends approval of this petition, subject to 26 conditions.

Petition No. 74-83(B) December 1992

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

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Staff recommends the following conditions:

A. STANDARD CONDITIONS

1. All previous conditions of approval applicable to the subject property have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval, including original deadlines for Zoning Code Section 402.9 compliance, as amended, unless expressly modified. (MONITORING)

B. ANNEXATION

1. The property owner shall voluntarily annex the subject property into the City of Palm Beach Gardens at such time the property becomes contiguous to the City or is the subject of an annexation proposal by the City. (PLANNING)

C. BUILDING AND SITE DESIGN

1. Total gross floor area shall be limited to a maximum of 826 square feet. (BUILDING)
2. The minimum setback for all future structures adjacent to the north property line shall be fifteen (15) feet. (BUILDING)
3. All air conditioning and mechanical equipment shall be screened from view on all sides in a manner consistent with the color and character of the principle structure and alternative landscaping acceptable to the Zoning Commission. (BUILDING)
4. The required recreational area shall be a minimum of fifteen (15) feet from the west property line. (ZONING)
5. Prior to site plan certification by the Development Review Committee, the site plan shall be amended to indicate the following:
  - a. indicate the entrance to the day care center, and a continuous side walk, minimum four (4) feet in width, to the entrance from the drop-off area;
  - b. indicate all required fencing, screening, buffers and landscaping
  - c. indicate all dumpster locations. (ZONING)

D. HEALTH

1. Water service shall be provided by Seacoast Utility Authority. Therefore, no well shall be permitted on the site to provide potable water. (HEALTH)
2. Sewer service shall be provided by Seacoast Utility Authority. Therefore, no septic tank shall be permitted on the site. (HEALTH)

E. ENGINEERING

1. Condition No.1 of Resolution R-74-536, Zoning Petition 74-83), which currently states:

no permit to issuance of any building permits the petitioner shall convey to Palm Beach County the additional right-of-way required to provide for thirty (30) feet of right-of-way from the center line of Roan Lane.

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RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

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Is hereby amended to state:

Prior to April 1, 1993 or prior to the issuance of the first Building Permit whichever shall first occur, the property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed for Roan Lane, thirty (30) feet from centerline free of all encumbrances and encroachments. 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. Right-of-way conveyances shall also include "Safe Sight Corners" where appropriate at intersections as determined by the County Engineer (survey indicates the right of way as existing). (MONITORING/BUILDING-Engineering).

2. Condition No. 3 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

The development shall retain onsite 85% of the stormwater runoff generated by a three (3) year one hour storm per requirements of the Permit Section, Land Development Division.

Is hereby deleted.

[REASON: Code Requirement]

3. Condition No. 4 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

The developer 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.

Presently the fair share fee for this project is \$2,394.00. If the Fair Share Contribution for Road Improvements Ordinance is amended to increase the fair share, this amount shall be credited towards the increased fair share fee.

Is hereby deleted.

[REASON: Code Requirement]

F. IRRIGATION QUALITY WATER

1. When irrigation quality water is available within 500 feet of the property, the petitioner shall connect to the system subject to permitting and/or requirements of the Florida Department of Environmental Regulations and/or the South Florida Water Management District. The cost for connection shall be borne by the property owner. (UTILITIES)

G. LANDSCAPING - GENERAL

1. Prior to site plan certification, the petitioner shall revise the landscape tabular data on the site plan to reflect conformance to minimum Landscape Code requirements and all landscape/vegetation preservation conditions of approval. (ZONING)
2. All trees required to be planted on site by this approval shall meet the following minimum standards at installation:

Petition No. 74-83(B)

December 1992

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- a. Tree height: fourteen (14) feet.
- b. Trunk diameter: 3.5 inches measured 4.5 feet above grade.
- c. 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. (ZONING)

H. LANDSCAPING - INTERIOR

- 1. All paved parking areas shall meet minimum Landscape Code and Parking Code requirements. (ZONING)

I. LANDSCAPING ALONG NORTH, EAST AND SOUTH PROPERTY LINES (ABUTTING RESIDENTIAL ZONING)

- 1. Condition No. 5 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

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- b. One (1) native palm tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm trees may supersede the requirement for a native canopy tree in that location; and,
- c. Twenty-four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of forty-eight (48) inches.

J. LANDSCAPING

- 1. All outdoor lighting used to illuminate the premises and identification signs shall be of low intensity, shielded and directed down and away from adjacent properties and streets. (CODE ENFORCEMENT)
- 2. All outdoor lighting fixtures shall not exceed fifteen (15) feet in height measured from finished grade. (BUILDING)
- 3. All outdoor lighting shall be extinguished no later than 11:00 p.m. Security lighting only is excluded from this requirement. (CODE ENFORCEMENT)

K. SIGNS

- 1. Signs fronting on Roan Lane shall be limited as follows:
  - Maximum sign height, measured from crown of road - eight (8) feet;

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b. Maximum sign face area per side - 60 square feet;

c. Maximum number of signs - one (1). (BUILDING)

L. USE LIMITATION

1. Use of the site shall be limited to a maximum 38,828 square foot place of worship with 816 seating capacity in the sanctuary, 180 seating capacity in the general assembly areas, and 165 students in the day care center. (BUILDING/ZONING/CODE ENFORCEMENT)

2. The day care center shall be limited to a maximum of 5,875 square feet of usable building area. (CODE ENFORCEMENT/BUILDING)

3. No outdoor loudspeaker system audible off site shall be permitted. (CODE ENFORCEMENT)

4. Condition No. 1 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

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.

Is hereby deleted. (Code requirement)

5. Condition No. 2 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.

Is hereby deleted. (Code requirement)



STAFF REVIEW AND ANALYSIS

PLANNING COMMENTS

LAND USE PLAN DESIGNATION: Institutional (INST)

Underlying Land Use: N/A

CONSISTENCY WITH LAND USE PLAN DESIGNATION: The Planning Division has reviewed the petition and determined that the proposal is consistent with this parcel's INST Land Use designation. According to the Palm Beach County Comprehensive Plan, institutional land use is intended to include a full range of regional and community uses including religious facilities (see page 63-LU).

COMPATIBILITY WITH SURROUNDING LAND USES: The proposed use of the site is compatible with the surrounding land uses.

URBAN SERVICE AREA: The subject property is within the Urban Service Area.

FUTURE ANNEXATION AREAS: The subject site is within the City of Palm Beach Gardens' future annexation area.

SPECIAL OVERLAY DISTRICT: None

CONCURRENCY: This site has a Concurrency Reservation for an existing building to be used as a 165-student daycare and preschool facility, and 3526 square-foot and 5750 square-foot buildings for general purpose and ancillary church use. The certificate for case number 92-07-29-001 C expires August 26, 1993.

ENVIRONMENTAL IMPACTS:

- a. PALM BEACH COUNTY HEALTH DEPARTMENT:
  1. No comments.
- b. DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT:
  1. No comments.
- c. VEGETATION PROTECTION: No significant native vegetation exists on site.

MAJOR THOROUGHFARES:

- a. Traffic from this project is 867 trips/day. Traffic from the previous approval is 128 trips/day. Net increase in traffic is 740 trips/day.
- b. Land Development Evaluation & Palm Beach County Subdivision & Platting Requirements: N/A
- c. Required Engineering Related Permits:
  - 1) 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.

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December 1992

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TRAFFIC:	Northlake Blvd	Northlake Blvd
SEGMENT:	Roan - I-95	Roan - MacArthur Blvd
PRESENT:	51,480*	51,480*
HISTORICAL GROWTH TRAFFIC:	544	544
FROM PETITION:	375	307
TOTAL:	52,399	52,331
PRESENT CAPACITY AT LEVEL OF SERVICE "D":	46,300	46,300
PRESENT LANEAGE:	6-LANE	6-LANE
EXISTING LEVEL OF SERVICE:	E	E
PROPOSED CAPACITY AT LEVEL OF SERVICE:	E	E

\*Project meets alternate test one

DRAINAGE:

- a. Drainage District Confirmation: The site is not located in a drainage district; the South Florida Water Management District is responsible for stormwater management.
- b. Flood Hazards: Zone B - Minimal flood hazards are anticipated.

SCHOOL IMPACTS:

- a. The School Board will comment on any impacts generated.

=====

ZONING EVALUATION

☞ SITE FACTORS: A 4.27 acre site with 331.23 feet of frontage along Roan Lane and 472.59 feet of depth. The site currently supports an existing place of worship and 7,052 square feet of general assembly.

ADJACENT LAND USES:

NORTH:	Comprehensive Plan: High Residential 12 (HR12)
	Zoning District: Multi Family (RM)
	Supporting: Residential
SOUTH:	Comprehensive Plan: High Residential 12 (HR12)
	Zoning District: Multi Family (RM)
	Supporting: Residential
EAST:	Comprehensive Plan: High Residential 12 (HR12)
	Zoning District: Multi Family (RM)
	Supporting: Residential
WEST:	Comprehensive Plan: N/A
	Zoning District: N/A
	Supporting: I-95

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INTERGOVERNMENTAL COORDINATION:

The City of Palm Beach Gardens lies within one mile of the subject property. The City has been notified of this request. The City has provided comments as indicated in the attached correspondence (Exhibit A).

ZONING CODE REQUIREMENTS:

The request is consistent with the previous approved uses for the subject site. The site plan must be amended to comply with all land development requirements of the Palm Beach County Land Development Code. The existing use is considered a minor non-conforming use pursuant to Section 13.1 of the Palm Beach County Land Development Code.

PROJECT DESIGN ANALYSIS:

The total required parking for all proposed uses is 356 spaces. The submitted site plan indicates a total of 286 spaces. The site plan must be amended prior to site plan certification to indicate compliance with Section 7.2 of the Palm Beach County Land Development Code. Large areas of grass parking are proposed to minimize the amount of impervious area on the subject site.

The Palm Beach County Land Development Code requires that places of worship with a day care center be located on an arterial road. Roan Lane does not function as an arterial road. The addition of the use is allowed pursuant to Section 13.1.B of the Palm Beach County Land Development Code.

RECOMMENDATION:

If the conditions of approval are found to mitigate all issues and concerns, staff recommends approval of the petition.

RECOMMENDED FINDINGS OF FACT

This request is consistent with the Palm Beach County Comprehensive Plan; the Palm Beach County Land Development Code (Ordinance 92-20), Article 4.3 (Zoning Commission, powers and duties) and Section 4.1 (Board of County Commissioners - Land Development Commission - powers and duties).

This Conditional Use A request is consistent with the Palm Beach County Land Development Code, Article 1.1.D (Purpose and Intent); Article 5.4 (Conditional Uses); Article 6.4 (Zoning Districts-Use Regulations and Definitions) and with all other land use and property development regulations of the Palm Beach County Land Development Code.

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Board of County Commissioners

Karen T. Marcus, Chair  
Carole Phillips, Vice Chair  
Carol A. Roberts  
Carol J. Elmquist  
Mary McCarty  
Ken Foster  
Maude Ford Lee

County Administrator

Robert Weisman

Department of Planning, Zoning & Building



January 6, 1993

Reverend Scrivner Damon  
Palm Beach Cathedral Assembly of God  
P. O. Box 31234  
Lake Park, Florida 33403-1029

RE: PETITION NO. DOA74-83(B) - DEVELOPMENT ORDER AMENDMENT  
PALM BEACH CATHEDRAL ASSEMBLY OF GOD, INC.

Dear Reverend Damon:

At the Public Hearing on January 4, 1993, the Board of County Commissioners of Palm Beach County, Florida, adopted a resolution, approving your petition as advertised, subject to the attached list of conditions. Please notify your Project Manager, in writing, within five (5) days if you believe there are any discrepancies.

The next two deadlines for site plan certification are January 20, 1993, and February 3, 1993, for the February 24, 1993, and March 10, 1993, meetings, respectively. Site plan certification meetings commence at 9:00 a.m. in the Conference Room at 3400 Belvedere Road, West Palm Beach, Florida. The following documents must be submitted to this office before 12:00 noon on the deadline specified, for your plan to be considered at the next meeting:

1. Revised master/site plan upon which an exact copy of the Board approved conditions is shown. Site plan certification application is required with all petitions approved by the Board of County Commissioners.
2. Unity of Title/Control, Cross Access Agreement, or any other legal document in need of review for legal sufficiency.
3. Board of Adjustment variance relief, if required.
4. A Certificate of Concurrence or a Certificate of Exemption.

Should you have any questions or need additional assistance, please contact Bill Whiteford at 233-5034.

Very truly yours,

*Roxanne M. Manning*  
Roxanne M. Manning, Zoning Director

RMM/bjw  
Attachment

cc: Petition File, Project Manager, Ann Waters, K. C. Collette, R. Wheelihan, J. Choban, B. Miller, S. Hardy-Miller, L. Monroe, Minutes Department, J. Crawford, Barbara Bobsein, Verdenia Baker

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"An Equal Opportunity - Affirmative Action Employer"

JAN 04 1993

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3400 Belvedere Road West Palm Beach, Florida 33406 (407) 233-5000

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RESOLUTION NO. R-93-

RESOLUTION APPROVING ZONING PETITION DOA74-83(B)  
DEVELOPMENT ORDER AMENDMENT  
PETITION OF PALM BEACH CATHEDRAL ASSEMBLY OF GOD, INC.

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, 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 Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition DOA74-83(B) was presented to the Board of County Commissioners at a public hearing conducted on January 4, 1993; 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 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 proposal is consistent with the Palm Beach County Comprehensive Plan.
2. This proposal is consistent with the requirements of the Palm Beach County Land Development Code and all other applicable local land development regulations.

WHEREAS, Article 5 of the Palm Beach County 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 DOA74-83(B), the petition of PALM BEACH CATHEDRAL ASSEMBLY OF GOD, INC. by REVEREND SCRIVENER DAMON, AGENT for a DEVELOPMENT ORDER AMENDMENT in the MULTIPLE FAMILY RESIDENTIAL (RM) ZONING DISTRICT (medium density), to amend the site plan for a place of worship and accessory uses, including a day care center (165 children maximum), previously approved on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located on a vicinity sketch as shown on EXHIBIT B, attached hereto and made a part hereof, was approved on January 4, 1993, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

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Commissioner \_\_\_\_\_ moved for the approval of the Resolution.

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

Mary McCarty, Chair	--
Burt Aaronson	--
Ken Foster	--
Maude Ford Lee	--
Karen T. Marcus	--
Warren Newell	--
Carol A. Roberts	--

The Chair thereupon declared that the resolution was duly passed and adopted this 4th day of January, 1993.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

BY: \_\_\_\_\_  
COUNTY ATTORNEY

BY: \_\_\_\_\_  
DEPUTY CLERK

FILE:H:\WPDATA\PROD\WCW\RESOS\DOA74-83B.RES

Petition No. DOA74-83(B)

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EXHIBIT A  
LEGAL DESCRIPTION

The South Forty Feet of the North Half of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter (Less the East Twenty Feet thereof for right-of-way) AND the South Half of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter (Less the South Forty Feet thereof and less the East Twenty Feet thereof, for right-of-way), all being in Section 18, Township 42 South, Range 43 East, contain Five (5) acres more or less, AND LESS and excepting therefrom that portion conveyed to the State of Florida for right-of-way of State Road 9 (I-95) by Deed recorded March 25, 1965, Official Record Book 1178, Page 193, Public Records of Palm Beach County, Florida.

74-83  
18-42-43

Case No. DOA74-83(B)

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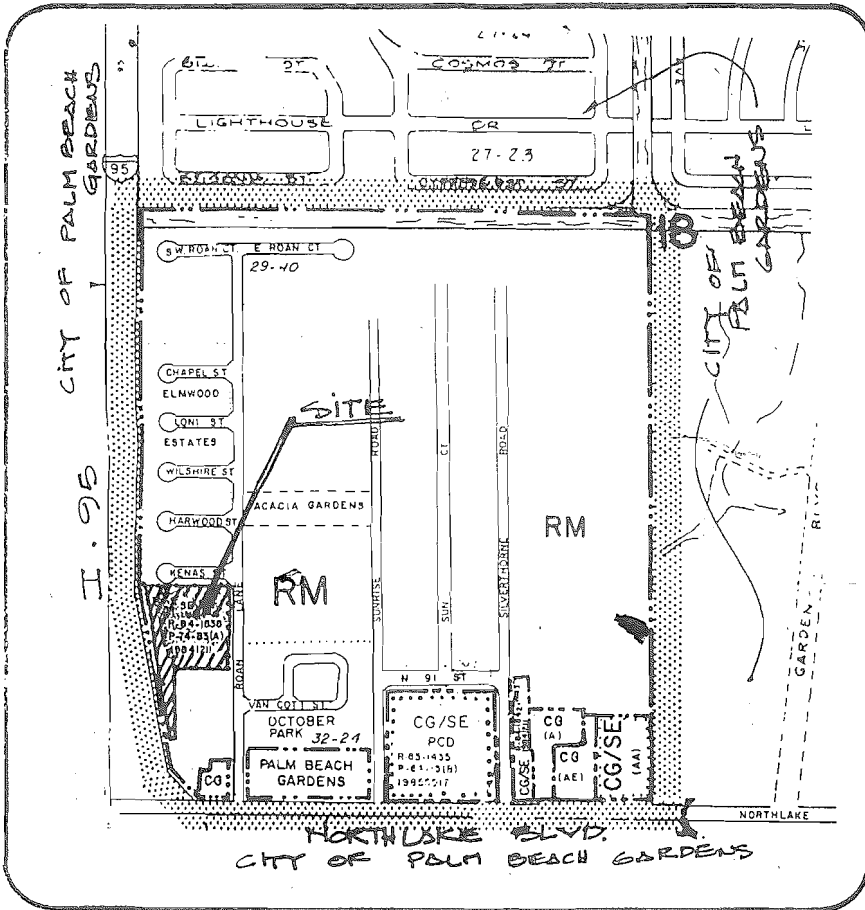
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EXHIBIT B

Sec. 18 Twp. 42 Rng. 43  
Quadrant Sheet: 13  
Aerial Page: 13

Vicinity  
Sketch



Request: Development Order Amendment to amend site plan for previously approved place of worship and accessory uses, including day care center (165 children).

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PETITION NO: 74-83(B)

BCC DISTRICT: 1

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EXHIBIT C  
CONDITIONS OF APPROVAL

A. STANDARD CONDITIONS

1. All previous conditions of approval applicable to the subject property have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval, including original deadlines for compliance with Section 5.8 of the Palm Beach County Land Development Code, as amended, unless expressly modified. (MONITORING)

B. ANNEXATION

1. The property owner shall voluntarily annex the subject property into the City of Palm Beach Gardens at such time the property becomes contiguous to the City or is the subject of an annexation proposal by the City. (PLANNING)

C. BUILDING AND SITE DESIGN

1. Total gross floor area shall be limited to a maximum of 38,826 square feet. (BUILDING)
2. The minimum setback for all future structures adjacent to the north property line shall be fifteen (15) feet. (BUILDING)
3. All air conditioning and mechanical equipment shall be screened from view on all sides in a manner consistent with the color and character of the principle structure or alternative landscaping acceptable to the Zoning Division. (BUILDING)
4. The required recreational area shall be a minimum of fifteen (15) feet from the west property line. (ZONING)
5. Prior to site plan certification by the Development Review Committee, the site plan shall be amended to indicate the following:
  - a) indicate the entrance to the day care center, and a continuous side walk, minimum four (4) feet in width, to the entrance from the drop-off area;
  - b) indicate all required fencing, screening, buffers and landscaping.
  - c) indicate all dumpster locations. (ZONING)

D. HEALTH

1. Water service shall be provided by Seacoast Utility Authority. Therefore, no well shall be permitted on the site to provide potable water. (HEALTH)
2. Sewer service shall be provided by Seacoast Utility Authority. Therefore, no septic tank shall be permitted on the site. (HEALTH)

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E. ENGINEERING-

1. (Condition No.1 of Resolution R-74-536, Zoning Petition 74-83), which currently states:

Prior to issuance of any building permits the petitioner shall convey to Palm Beach County the additional right-of-way required to provide for thirty (30) feet of right-of-way form the center line of Roan Lane.

Is hereby amended to state:

Prior to April 1, 1993 or prior to the issuance of the first Building Permit whichever shall first occur, the property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed for Roan Lane, thirty (30) feet from centerline free of all encumbrances and encroachments. 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. Right-of-way conveyances shall also include "Safe Sight Corners" where appropriate at intersections as determined by the County Engineer (survey indicates the right of way as existing). (MONITORING/BUILDING-Engineering).

2. Condition No. 3 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

The development shall retain onsite 85% of the stormwater runoff generated by a three (3) year one hour storm per requirements of the Permit Section, Land Development Division.

Is hereby deleted. [REASON: Code requirement.]

3. Condition No. 4 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

The developer 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.

Presently the fair share fee for this project is \$2,394.00. If the Fair Share Contribution for Road Improvements Ordinance is amended to increase the fair share, this amount shall be credited towards the increased fair share fee.

Is hereby deleted. [REASON: Code requirement.]

F. IRRIGATION QUALITY WATER

1. When irrigation quality water is available within 500 feet of the property, the petitioner shall connect to the system subject to permitting and/or requirements of the Florida Department of Environmental Regulations and/or the South Florida Water Management District. The cost for connection shall be borne by the property owner. (UTILITIES)

G. LANDSCAPING - GENERAL

1. Prior to site plan certification, the petitioner shall revise the landscape tabular data on the site plan to reflect conformance to minimum Landscape Code requirements and all landscape/vegetation preservation conditions of approval. (ZONING)

Petition No. DOA74-83(B)

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2. All trees required to be planted on site by this approval shall meet the following minimum standards at installation:

- a) Tree height: fourteen (14) feet.
- b) Trunk diameter: 3.5 inches measured 4.5 feet above grade.
- c) 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. (ZONING)

H. LANDSCAPING - INTERIOR

1. All paved parking areas shall meet minimum Landscape Code and Parking Code requirements. (ZONING)

I. LANDSCAPING ALONG NORTH, EAST AND SOUTH PROPERTY LINES (ABUTTING RESIDENTIAL ZONING)

1. Condition No. 5 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

Along the northern and southerly property lines abutting residentially zoned properties, the Petitioner shall place a four-foot chain link fence supplemented with 30-36 inch Ficus species hedge with canopy trees, 8-10 feet overall, planted 20 feet on center.

Is hereby amended to state:

Landscaping and buffering along the north, east and south property lines adjacent to residentially zoned properties only shall be upgraded to include a minimum five (5) foot wide landscape buffer strip consisting of the following:

- a) One (1) native canopy tree planted every twenty (20) feet on center;
- b) One (1) native palm tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm trees may supersede the requirement for a native canopy tree in that location; and,
- c) Twenty-four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of forty-eight (48) inches.

J. LIGHTING

1. All outdoor lighting used to illuminate the premises and identification signs shall be of low intensity, shielded and directed down and away from adjacent properties and streets. (CODE ENFORCEMENT)
2. All outdoor lighting fixtures shall not exceed fifteen (15) feet in height measured from finished grade. (BUILDING)
3. All outdoor lighting shall be extinguished no later than 11:00 p.m. Security lighting only is excluded from this requirement. (CODE ENFORCEMENT)

K. SIGNS

1. Signs fronting on Roan Lane shall be limited as follows:
  - a. Maximum sign height, measured from crown of road - eight (8) feet;
  - b. Maximum sign face area per side - 60 square feet;
  - c. Maximum number of signs - one (1). (BUILDING)

L. USE LIMITATION

1. Use of the site shall be limited to a maximum 38,828 square foot place of worship with 816 seating capacity in the sanctuary, 180 seating capacity in the general assembly areas, and 165 students in the day care center. (BUILDING/ZONING/CODE ENFORCEMENT)
2. The day care center shall be limited to a maximum of 5,875 square feet of usable building area. (CODE ENFORCEMENT/BUILDING)
3. No outdoor loudspeaker system audible off site shall be permitted. (CODE ENFORCEMENT)
4. Condition No. 1 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

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.

Is hereby deleted. [REASON: Code requirement.]

5. Condition No. 2 of Resolution R-84-1838, Zoning Petition 74-83(A), which currently states:

Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.

Is hereby deleted. [REASON: Code requirement.]

R93-3

Planning Division  
Development Review Report

PETITION # 74-83(B)

PLANNING COMMENTS

LAND USE PLAN DESIGNATION: Institutional (INST)

Underlying Land Use: N/A

CONSISTENCY WITH LAND USE PLAN DESIGNATION: The Planning Division has reviewed the petition and determined that the proposal is consistent with this parcel's INST Land Use designation. According to the Palm Beach County Comprehensive Plan, institutional land use is intended to include a full range of regional and community uses including religious facilities (see page 63-LU).

COMPATIBILITY WITH SURROUNDING LAND USES: The proposed use of the site is compatible with the surrounding land uses.

URBAN SERVICE AREA: The subject property is within the Urban Service Area.

FUTURE ANNEXATION AREAS: The subject site is within the City of Palm Beach Gardens' future annexation area.

SPECIAL OVERLAY DISTRICT: None

CONCURRENCY: This site has a Concurrency Reservation for an existing building to be used as a 165-student daycare and preschool facility, and 3526 square-foot and 5750 square-foot buildings for general purpose and ancillary church use. The certificate for case number 92-07-29-001 C expires August 26, 1993.

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