

RESOLUTION NO. R-2004-2252

RESOLUTION APPROVING ZONING PETITION DOA1999-037A  
(CONTROL NO. 1999037)  
DEVELOPMENT ORDER AMENDMENT  
PETITION OF APOSTOLIC CHURCH OF JESUS CHRIST OF BELLE GLADE  
BY CHRISTIAN LIFE CENTER OF THE PALM BEACHES, INC., AGENT  
(LOXAHATCHEE CLC)

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, and the Palm Beach County Unified Land Development Code, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 2 of the Palm Beach County Unified Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition DOA1999-037A was presented to the Board of County Commissioners at a public hearing conducted on October 28, 2004; 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 2.E (Compliance with Time Limitations), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners has considered the findings in the staff report and the following findings of fact:

1. This Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan.
2. This Development Order Amendment complies with the relevant and appropriate portions of Article 6, Supplementary Use Standards; of the Palm Beach County Unified Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Unified Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Development Order Amendment, with conditions as adopted, complies with the standards imposed on it by applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
6. This Development Order Amendment meets applicable local land development regulations.
7. This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.
8. This Development Order Amendment has a concurrency determination and complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach County Unified Land Development Code.

9. This Development Order Amendment, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
10. This Development Order Amendment, with conditions as adopted, will result in logical, timely and orderly development patterns.

WHEREAS, Article 2.K.3.b of the Palm Beach County Unified 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 DOA1999-037A, the petition of Apostolic Church of Jesus Christ of Belle Glade, by Christian Life Center of the Palm Beaches, Inc., agent, for a Development Order Amendment to delete a condition of approval for a Class A Conditional Use to allow a church or place of worship and a general daycare on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on October 28, 2004, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Masilotti moved for the approval of the Resolution.

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

Karen T. Marcus, Chair	- Aye
Tony Masilotti, Vice Chairman	- Aye
Jeff Koons	- Aye
Warren H. Newell	- Aye
Mary McCarty	- Aye
Burt Aaronson	- Aye
Addie L. Greene	- Aye

The Chair thereupon declared that the resolution was duly passed and adopted on October 28, 2004.

Filed with the Clerk of the Board of County Commissioners on 15 day of November, 2004.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

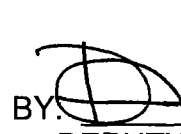
PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY:

  
COUNTY ATTORNEY

BY:

  
DEPUTY CLERK

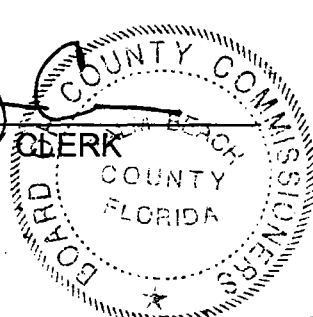
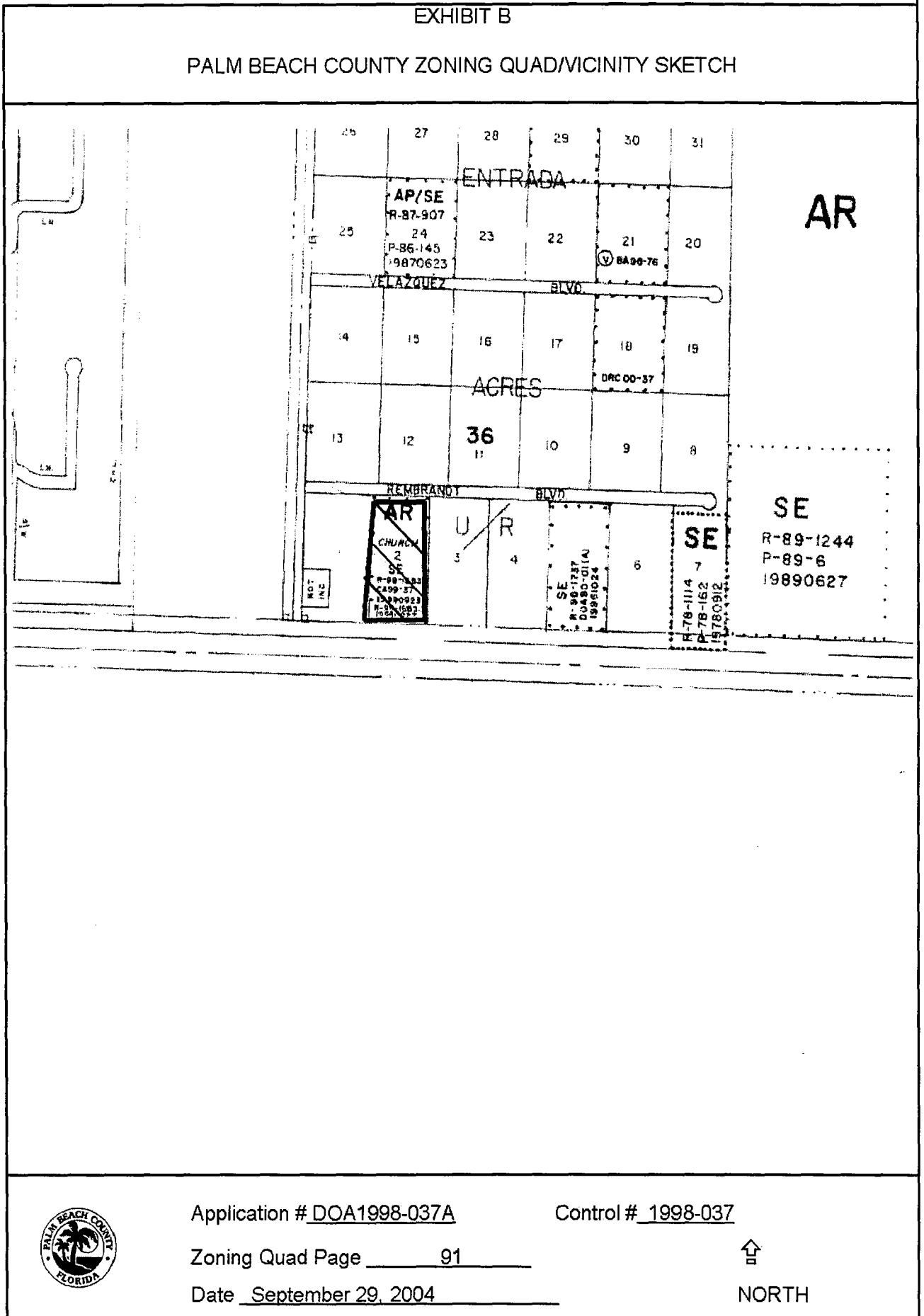


EXHIBIT A  
LEGAL DESCRIPTION

Tract 2, according to the Plat of Entrada Acres, an Unrecorded Subdivision of a portion of Section 36, Township 43 South, Range 40 East, Palm Beach county, Florida, as said Lot is shown in said subdivision recorded in Official Record Book 2831, pages 239 and 240, of the Public Records of Palm Beach County, Florida, less therefrom that portion conveyed to the State of Florida for State Road No. 80 in Official Record Book 4644, page 36.

EXHIBIT B  
VICINITY SKETCH



## EXHIBIT C

### CONDITIONS OF APPROVAL

NOTE: All previous conditions of approval are shown in **BOLD** and will be carried forward with this petition unless expressly modified.

#### A. ALL PETITIONS

1. All previous conditions of approval applicable to the subject property, as contained in Resolutions R-99-1683.3 (Petition 1999-037), have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Section 2.E of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING-Zoning)
2. Previous condition A.1 of Resolution R-99-1683.3, Petition 1999-037, which currently states:

**Development of the site is limited to the uses as approved by the Board of County Commissioners. The approved site plan is dated July 16, 1999. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC.**

Is hereby amended to read:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated August 12, 2004. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING - Zoning)

3. The petitioner shall have three (3) years from adoption of the resolution approving Petition 1999-037A to commence development on the site. Only one (1) administrative time extension for a maximum of twelve (12) months may be granted. (DATE: MONITORING - Zoning)

#### B. CONCURRENCY

1. **Prior to final site plan approval the applicant shall revise the site plan to match the uses (seats and number of children) and square footages as reflected on the approved concurrency certificate dated August 18, 1999.** (DRO: ZONING - Zoning) (Previous condition B.1 of Resolution R-99-1683.3, Petition 1999-037)

#### C. HEALTH

1. **Application and engineering plans to construct an onsite sewage treatment and disposal system (OSTDS) in accordance with Rule 64E-6 FAC and Palm Beach County ECR-I must be submitted to the Palm Beach County Health Department prior to the final site plan approval.** (DRO: HEALTH - Health) (Previous condition C.1 of Resolution R-99-1683.3, Petition 1999-037)
2. **Application and engineering plans to construct or upgrade the existing well to a non-transient non-community well in accordance with Rule 62-**

**555 FAC and Palm Beach County ECR-II must be submitted to the Palm Beach County Health Department prior to final site plan approval. (DRO: HEALTH - Health) (Previous condition C.2 of Resolution R-99-1683.3, Petition 1999-037)**

3. **Architectural Plans must be submitted to the Institutional / Child Care Section, Palm Beach County Health Department in accordance with Rule 10D-24 FAC prior to issuance of a building permit. (BLDG PERMIT: MONITORING - Health) (Previous condition C.3 of Resolution R-99-1683.3, Petition 1999-037)**

D. PLANNING

1. Previous condition D.1 of Resolution R-99-1683.3, Petition 1999-037, which currently states:

**Prior to final site plan certification by the Development Review Committee (DRC), the applicant shall provide a notation on the site plan depicting the future location of the sidewalk along Southern Boulevard subject to approval of the County Engineer. (DRO: PLANNING - Eng)**

Is hereby deleted. Reason: [Completed]

E. ENGINEERING

1. Previous condition E.1 of Resolution R-99-1683.3, Petition 1999-037, which currently states:

**The property owner shall reconstruct Rembrandt Road to local street standards, minimum 20 feet of pavement, including drainage, from Seminole Pratt Whitney Road to the projects east property line.**

- a. **This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner.**
- b. **Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Eng)**

Is hereby amended to read:

The property owner shall reconstruct Rembrandt Road to local street standards, minimum 20 feet of pavement, including drainage, from Seminole Pratt Whitney Road to the projects east property line.

- a. Construction adjacent to this site shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner.
  - b. Construction adjacent to this site shall be completed prior to the issuance of the first Certificate of Occupancy.
  - c. Construction from the site's west property line to Seminole Pratt Whitney Road shall commence within 60 days of receipt of notification from the County that the approval to construct the road has been obtained. (ONGOING : ENG - Eng)
2. **LANDSCAPE WITHIN MEDIAN OF STATE ROAD 80 (Southern Boulevard)**

- a. **Prior to issuance of a building permit, the property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to landscape the adjacent median of SR 80 Road Right-of-Way. This permit, to be completed by the property owner, shall name Palm Beach County as the applicant. As part of this permit process, the property owner shall enter into a Right of Way, Landscape Maintenance, Removal, and Indemnification Agreement. When landscaping is permitted by the Florida Department of Transportation, landscaping shall, at a minimum, consist of the "Low Cost Planting Concept" outlined in the latest revision to the Palm Beach County Engineering and Public Works Department Streetscape Standards. The property owner shall also be responsible to supplement any existing landscape material previously planted in this median and all new landscape material shall be consistent with the landscaping theme adopted for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Street scape Standards. If all xeriscape material is utilized, the watering of the plant material during the initial heal-in period shall be the responsibility of the property owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County Engineer. (BLDG PERMIT: MONITORING - Eng)**
- b. **All required median landscaping, including an irrigation system if required, shall be installed at the property owners expense. All existing landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowner's Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. All landscape material shall installed prior to the issuance of a certificate of occupancy. (CO: MONITORING - Eng)**
- c. **Declaration of Covenants and Restriction Documents evidencing this obligation shall be established or amended as required and shall be approved and recorded prior to the issuance of a building permit. (BLDG PERMIT: MONITORING - Eng) (Previous condition E.2 of Resolution R-99-1683.3, Petition 1999-037)**

**F. SIGNS**

1. **Freestanding sign fronting on Southern Boulevard shall be limited as follows:**
  - a. **Maximum sign height - twelve (12) feet measured from the finished grade to the highest point;**
  - b. **Maximum single face area per side - ninety-six (96) square feet;**
  - c. **Maximum number of signs - one (1);**
  - d. **Monument style only. (BLDG PERMIT: BLDG - Zoning) (Previous condition F.1 of Resolution R-99-1683.3, Petition 1999-037)**
2. **Freestanding signs shall not be permitted along Rembrandt Road. (BLDG PERMIT: BLDG - Zoning) (Previous condition F.2 of Resolution R-99-1683.3, Petition 1999-037)**

G. COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the petitioner both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Board of County Commissioners for review under the compliance condition of this approval. (ONGOING: MONITORING - Zoning)
2. Failure to comply with any of the conditions of approval for the subject property at any time may result in:
  - a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy; the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; revocation of any concurrency; and/or
  - b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
  - c. A requirement of the development to conform with the standards of the ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or
  - d. Referral to code enforcement; and/or
  - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or a Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Article 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval.

Appeals of any departmental administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of an Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment or other actions based on a Board of County Commission decision shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (ONGOING: MONITORING - Zoning)