

RESOLUTION NO. R-88-1559

RESOLUTION APPROVING ZONING PETITION NO. 87-86  
SPECIAL EXCEPTION PETITION OF QUEEN OF THE MOST HOLY ROSARY INC.

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. 87-86 was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on September 2, 1987; 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, this approval is subject to Zoning Code Section 402.9 (Mandatory Review of Development Approvals) 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 requirements of the Comprehensive Plan and local land development regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Petition No. 87-86, the petition of QUEEN OF THE MOST HOLY ROSARY INC., for a SPECIAL EXCEPTION TO ALLOW A CHURCH AND ACCESSORY BUILDINGS AND STRUCTURES on all of Lot D and the South 122 feet of Lot C, Block 107, Palm Beach Farms Co., Plat Number 7 of Section 30, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 72, located on the West side of Coconut Road (56th Terrace South) approximately 205 feet South of Melaleuca Lane, in a RM-Multiple Family Residential Zoning District (Medium Density), was approved as advertised, subject to the following conditions:

1. Prior to site plan certification, the site plan shall be amended to indicate the following:

- a. Required number of trees.
  - b. Parking relocated more convenient to the Phase I structures along the south portion of the site.
  - c. Additional landscaping in the form of six (6) terminal islands for the parking spaces required for Phase I (see project design).
2. Security lighting shall be low intensity and shall be directed away from adjacent properties and streets, shining only on the subject site.
  3. The developer shall retain the stormwater runoff in accordance with all applicable agency requirements in effect at the time of the permit application. However, at a minimum, this development shall retain onsite 85% of the stormwater runoff generated by a three (3) year-one hour storm (3.0 inches) per requirements of the Permit Section, Land Development Division. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer.
  4. The application and engineering plans, calculations, etc. to construct well and/or septic tank must be submitted to the Health Department prior to site plan approval (or prior to issuance of Building Permit for straight rezoning).
  5. The property owner shall convey for the ultimate right-of-way of Coconut Road, 30 feet from centerline (approximately an additional 15 feet) within 90 days of the approval of the Resolution approving this project or prior to issuance of the first Building Permit, whichever shall first occur.
  6. The property owner shall construct Coconut Road from 6th Avenue South to the project's South property line (minimum 2-10 travel lanes local street standards) concurrent with onsite paving and drainage improvements.
  7. 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 \$5,350.00 (200 trips X \$26.79 per trip) which may be phased according to the project's congregation growth.

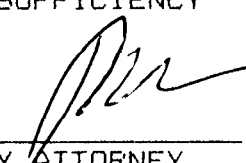
Commissioner Elmquist, moved for approval of the petition. The motion was seconded by Commissioner Wilken, and upon being put to a vote, the vote was as follows:

Carol A. Roberts	--	Absent
Carol J. Elmquist	--	Aye
Karen T. Marcus	--	Absent
Dorothy Wilken	--	Aye
Kenneth M. Adams	--	Aye

The foregoing resolution was declared duly passed and adopted this 27th day of September, 1988 confirming action of September 2, 1987.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY


BY:

  
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COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY:

  
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DEPUTY CLERK

