

RESOLUTION NO. R-2004-1380

RESOLUTION APPROVING ZONING PETITION Z1987-033C
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF FAMILY INC. PALM BEACHES & SSAB FLORIDA CO., LLC
BY LAND DESIGN SOUTH, AGENT
(CONGRESS AUTO PARK)

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 public hearing requirements, as provided for in Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067), have been satisfied; and

WHEREAS, Zoning Petition Z1987-033C was presented to the Board of County Commissioners at a public hearing conducted on June 16, 2004; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, the recommendations of the various county review agencies, and the recommendation of the Zoning Commission; and

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

1. This official zoning map amendment (rezoning) is consistent with the Palm Beach County Comprehensive Plan;
2. This official zoning map amendment (rezoning) is consistent with the requirements of the Palm Beach County Unified Land Development Code;
3. This official zoning map amendment (rezoning) is compatible with surrounding uses and zones, as defined in the Palm Beach County Unified Land Development Code, is generally consistent with existing uses and zones surrounding the subject land, and is the appropriate zoning district for the land;
4. This official zoning map amendment (rezoning) does not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
5. This official zoning map amendment (rezoning) will result in a logical and orderly development pattern;
6. This official zoning map amendment (rezoning) complies with Article 2.F (CONCURRENCY - Adequate Public Facilities Standards) of the Palm Beach County Unified Land Development Code; and,
7. This official zoning map amendment (rezoning) is consistent with the requirements of all other applicable local land development regulations.

WHEREAS, Article 2.K.3.b (Action by Board of County Commissioners) 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 Z1987-033C, the petition of Family Inc., Palm Beaches & SSAB Florida Co., LLC, by Land Design South, agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Residential High Density Zoning District to the General Commercial Zoning District on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as indicated on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on June 16, 2004.

Commissioner Koons moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted on June 16, 2004.

Filed with the Clerk of the Board of County Commissioners on 13 day of July, 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




DEPUTY CLERK

EXHIBIT A
LEGAL DESCRIPTION

LOTS 16, 17, 18, 19 AND 20; LESS THE EAST 39 FEET OF SAID LOT 16; FURTHER LESS THE WEST 10 FEET AND THE EAST 39 FEET OF SAID LOTS 17, 18, 19 AND 20 OF MEERDINK'S LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF ON FILE WITH THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 4, PAGE 50.

TOGETHER WITH LOTS 19, 20, 21, AND 22, BLOCK C, RESUBDIVISION OF A PORTION OF LOT B AND ALL OF LOT C AND D, WEST GATE ESTATES ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 16, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING : 1.96 ACRES, MORE OR LESS

EXHIBIT B
VICINITY SKETCH

