

RESOLUTION NO. R-2012- 1601

RESOLUTION APPROVING ZONING APPLICATION ZV/DOA-2012-01249
(CONTROL NO. 1973-00098)
a Development Order Amendment
APPLICATION OF Packer Family Ltd
BY Johnston Group Land Development Consultants, Inc., AGENT
(AI Packer Ford)

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 applications 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 as amended), have been satisfied; and

WHEREAS, Zoning Application ZV/DOA-2012-01249 was presented to the Board of County Commissioners at a public hearing conducted on October 25, 2012; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant 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 pursuant to Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067 as amended) is authorized and empowered to consider, approve, approve with conditions or deny the request; and

WHEREAS, this approval is subject to Article 2.E (Monitoring), 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 hereby incorporates by reference the Findings of Fact in the staff report addressing the standards contained in Article 2.B.2.B for a a Development Order Amendment.

WHEREAS, Article 2.A.1.K.3.b (Action by BCC) 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 Application ZV/DOA-2012-01249, the petition of Packer Family Ltd, by Johnston Group Land Development Consultants, Inc., agent, for a Development Order Amendment to reconfigure the site plan and to add square footage in the General Commercial (CG) Zoning District, 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 as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on October 25, 2012, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Abrams moved for the approval of the Resolution.

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

Commissioner Shelley Vana, Chair

- Aye

Commissioner Steven L. Abrams, Vice Chairman	-	Aye
Commissioner Karen T. Marcus	-	Aye
Commissioner Paulette Burdick	-	Aye
Commissioner Burt Aaronson	-	Aye
Commissioner Jess R. Santamaria	-	Aye
Commissioner Priscilla A. Taylor	-	Aye

The Chairperson thereupon declared that the resolution was duly passed and adopted on October 25, 2012.

Filed with the Clerk of the Board of County Commissioners on November 5th, 2012.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

SHARON R. BOCK,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK FLORIDA



EXHIBIT A

LEGAL DESCRIPTION

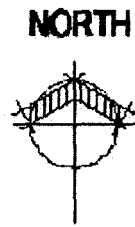
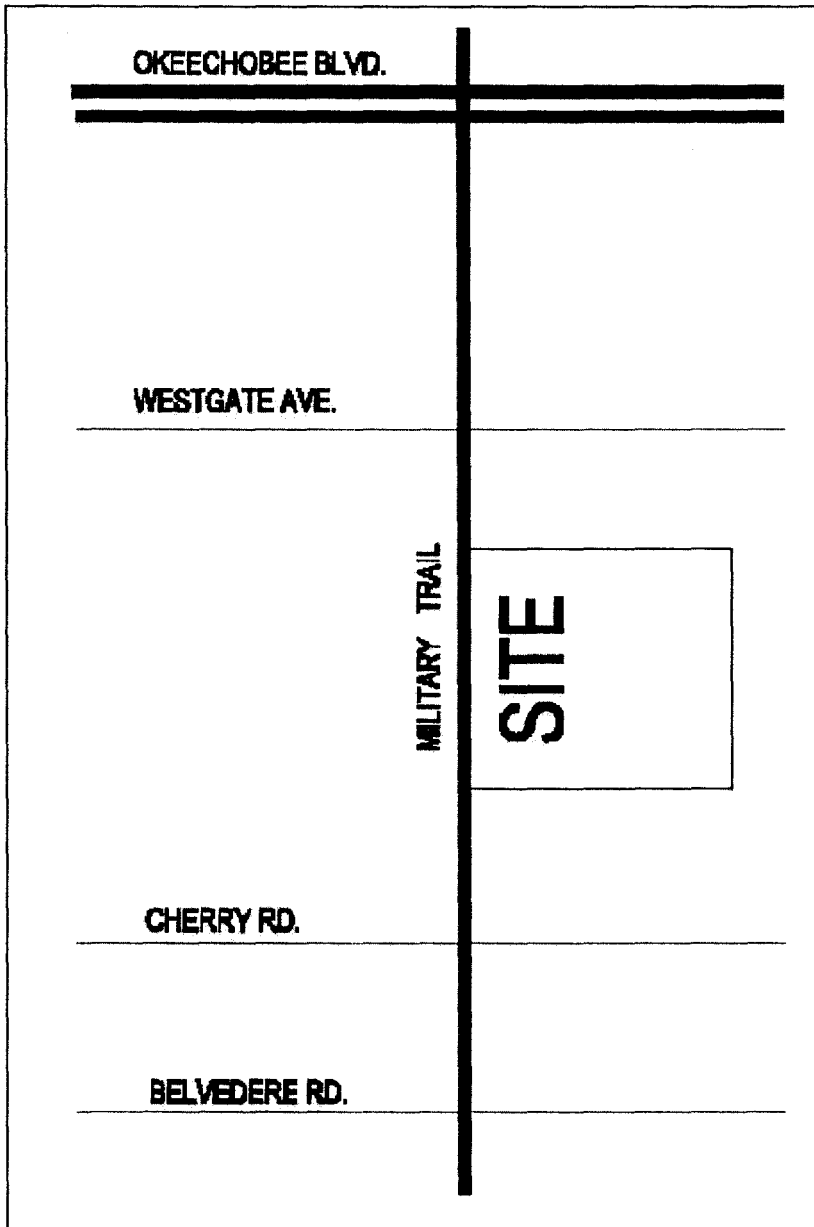
Al Packer Ford Lincoln

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; LESS THE WEST 60 FEET THEREOF (FOR MILITARY TRAIL RECORDED IN O.R.B. 2532, PAGE 1092 AND O.R.B. 8815, PAGE 28) AND LESS THE SOUTH 20 FEET THEREOF.

AREA = 9.18 ACRES

EXHIBIT B
VICINITY SKETCH



SITE LOCATION MAP
N.T.S.

EXHIBIT C

CONDITIONS OF APPROVAL

ALL PETITIONS

1. All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2010-1340 (Control 1973-98), have been consolidated as contained herein. The property owner shall comply with all previous conditions of approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

2. The Preliminary Site Plan is dated August 9, 2012. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

ENGINEERING

1. The developer shall contribute Four Hundred and Eighty Dollars (\$480.00) toward the cost of meeting this project's direct and identifiable traffic impact, to be paid at the time of the first building permit. (BLDG PERMIT: MONITORING- Eng) (Previous Condition No.1 of Resolution R-2010-1340, Control No. 1973-098) [Note: COMPLETED]

2. The Property Owner shall convert the existing drop curbs to pavement return radii with a 30-ft minimum radius at the north and central Project access connections, or as approved by FDOT. 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. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required for improvements identified above shall be obtained from the Florida Department of Transportation prior to the issuance of the first Building Permit. (BLDG PERMIT: Monitoring-Eng)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)

3. In order to comply with the mandatory Traffic Performance Standards, the Property owner shall be restricted to the following phasing schedule:

a. No building permits for the site may be issued until the Property Owner has demonstrated that the new development will not exceed any of the applicable maximum allowable limits for units, square footage, total daily trips and total p.m. peak hour trips set by Table TE-6 in the Transportation Element of the Comprehensive Plan. (BLDG PERMIT: MONITORING-Eng)

LANDSCAPE - GENERAL

1. Prior to December 31, 2010, the property owner shall replace all dead and missing plant materials on the entire subject property. (DATE: LANDSCAPE - Zoning) [Code Requirement- Owner will replace any dead trees - ONGOING]

2. Prior to December 31, 2010, the property owner shall install a compatibility buffer along the southern property line. (DATE: LANDSCAPE - Zoning) [Note: COMPLETED]

3. At time of submittal for Final Approval by the Development Review Officer, the Property Owner shall submit a Final Landscape Plan to the Landscape Section for review and approval. The Plan shall be prepared in compliance with all landscape related conditions of approval as contained in Resolution ZR-2012-029. (DRO:LANDSCAPE-Zoning)

PLANNING

1. Per Comprehensive Plan Policy 1.2.2-h: Cross access shall be provided when the auto dealership downsizes or vacates the property or adjacent development patterns require interconnectivity along the north, east and south property lines. The pedestrian and vehicular inter-connectivity shall be designed in a manner that will promote health and safety for all pedestrian and vehicular traffic. (ONGOING: PLANNING/ENGINEERING-Planning)

SIGNS

1. Ground Mounted Freestanding signs fronting on Military Trail shall be limited as follows:

- a. maximum sign height - 15 feet, measured from finished grade to highest point;
- b. maximum sign face area per side- 100 square feet;
- c. maximum number of signs - three (3); and,
- d. style - monument style only. (BLDG PERMIT: BLDG - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant 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; the 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 Unified Land Development Code 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 of Approval; 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 the 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 Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)