

RESOLUTION NO. R-2014- 1644

RESOLUTION APPROVING ZONING APPLICATION  
ABN/SV/ZV/CB/Z/DOA/CA-2014-00462  
(CONTROL NO. 2000-00056)  
an Official Zoning Map Amendment  
APPLICATION OF Palm Auto Plaza, LLC - R Whitfield Ramonat  
BY Jon E Schmidt & Associates, AGENT  
(PBA Parcel G)

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;

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;

WHEREAS, Zoning Application ABN/SV/ZV/CB/Z/DOA/CA-2014-00462 was presented to the Board of County Commissioners at a public hearing conducted on October 23, 2014;

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;

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;

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;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

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.1.B; and,

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 ABN/SV/ZV/CB/Z/DOA/CA-2014-00462, the application of Palm Auto Plaza, LLC - R Whitfield Ramonat, by Jon E Schmidt & Associates, agent, for an Official Zoning Map Amendment to allow a rezoning from the Urban Center (UC) Zoning District to the Public Ownership (PO) 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 in EXHIBIT B, attached hereto and made a part hereof, was approved on October 23, 2014 subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Burdick moved for the approval of the Resolution.

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

Commissioner Priscilla A. Taylor, Mayor	- Aye
Commissioner Paulette Burdick, Vice Mayor	- Aye
Commissioner Hal R. Valeche	- Aye
Commissioner Shelley Vana	- Absent
Commissioner Steven L. Abrams	- Aye
Commissioner Mary Lou Berger	- Aye
Commissioner Jess R. Santamaria	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on October 23, 2014.

Filed with the Clerk of the Board of County Commissioners on October 24th, 2014.

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





EXHIBIT A

LEGAL DESCRIPTION

**GAM Parcels Legal Description**

**LEGAL DESCRIPTION**

PARCEL 1

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3, IN SECTION 5; RUN THENCE NORTHERLY ALONG THE LINE BETWEEN GOVERNMENT LOTS 3 AND 4 A DISTANCE OF 911.24 FEET TO A POINT ON THE EAST LINE OF LOT 18, OF MORRISON HOMES, A SUBDIVISION RECORDED IN PLAT BOOK 23, PAGE 189, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING 23.11 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 18 AND BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN EASTERLY, ANGLING 90°59'12" FROM SOUTH TO EAST, ON THE EASTERLY EXTENSION OF A LINE AT A LINE 23.11 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 18 A DISTANCE OF 138.00 FEET; THENCE RUN NORTHEASTERLY ANGLING 100°47'31" FROM WEST TO NORTHEAST, A DISTANCE 194.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL, WHICH R/W LINE IS A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2764.91 FEET; THENCE RUN WESTERLY ON THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°40'22" A DISTANCE OF 177.24 FEET TO THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 3 AFORESAID; THENCE RUN SOUTHERLY ON SAID GOVERNMENT LOT LINE A DISTANCE OF 239.97 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3, IN SAID SECTION 5; RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 911.24 FEET TO A POINT ON THE EAST LINE OF LOT 18, OF THE NORTH SECTION OF MORRISON HOMES, A SUBDIVISION IN GOVERNMENT LOT 4, OF SAID SECTION 5, RECORDED IN PLAT BOOK 23, PAGE 189, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING 23.11 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 18; THENCE RUN EASTERLY ON A LINE PARALLEL TO AND 23.11 FEET NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 18, ANGLING 90°59'12" FROM SOUTH TO EAST; A DISTANCE OF 138.00 FEET TO A POINT WHICH IS THE SOUTHEAST CORNER OF LAND DEEDED TO RAY BEVINS, AND ESTABLISHED BY SURVEY MADE BY JOHN P. DAVIS & ASSOCIATES, INC., DATED DEC. 4, 1970, THIS SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN SOUTHERLY, PARALLEL TO SAID WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 10.00 FEET; THENCE RUN EASTERLY ON A LINE PARALLEL TO AND 13.11 FEET NORTH OF THE AFORESAID EASTERLY EXTENSION TO THE SOUTH LINE OF LOT 18, MORRISON HOMES, A DISTANCE OF 200.31 FEET; THENCE, RUN NORTHERLY ANGLING 91°04'55" FROM WEST TO NORTH, A DISTANCE OF 140.55 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID WEST PALM BEACH CANAL RIGHT-OF-WAY LINE BEING A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2764.91 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVING RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 3°40'04", A DISTANCE OF 177.00 FEET TO THE NORTHEAST CORNER OF THE AFORESAID RAY BEVINS PROPERTY, THENCE RUN SOUTH-SOUTHWESTERLY ON THE EASTERLY LINE OF SAID BEVINS PROPERTY A DISTANCE OF 194.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT IN COMMON FOR PERPETUAL INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 18, OF SAID NORTH SECTION OF MORRISON HOMES WITH THE EASTERLY RIGHT-OF-WAY LINE OF GRACE



DRIVE, A ROAD IN SAID SUBDIVISION; RUN THENCE EASTERLY ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 341.20 FEET TO THE BEGINNING OF A CURVE (P.C.), CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 13.11 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A. CENTRAL ANGLE OF 90°59'12", A DISTANCE OF 20.82 FEET TO A POINT ON THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE RUN WESTERLY ON SAID SOUTHERLY LINE A DISTANCE OF 43.11 FEET TO THE SOUTHWEST CORNER OF SAID ABOVE DESCRIBED PARCEL; THENCE RUN NORTHERLY ANGLING 89°00'48", FROM EAST TO NORTH, A DISTANCE OF 10.00 FEET; THENCE RUN WESTERLY ON A LINE PARALLEL TO AND 23.11 FEET NORTH OF SAID EASTERLY EXTENSION OF SAID SOUTH LINE OF LOT 18, A DISTANCE OF 324.91 FEET TO SAID EASTERLY RIGHT-WAY LINE OF GRACE DRIVE.  
AND

### PARCEL 3

A PARCEL OF LAND IN GOVERNMENT LOT 4, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING A PORTION OF LOT 18, OF MORRISON HOMES, A SUBDIVISION RECORDED IN PLAT BOOK 23, PAGE 189, PALM BEACH COUNTY PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4, IN SECTION 5; RUN THENCE NORTHERLY ALONG THE LINE BETWEEN GOVERNMENT LOTS 3 AND 4 A DISTANCE OF 911.24 FEET TO A POINT ON THE EAST LINE OF SAID LOT 18, MORRISON HOMES, WHICH POINT IS 23.11 FEET NORTH OF THE SAID SOUTHEAST CORNER THEREOF, AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE NORTHERLY ON THE SAME COURSE A DISTANCE OF 201.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 18.73 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE RUN SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT 18, A DISTANCE OF 51.06 FEET; THENCE RUN SOUTHERLY, DEFLECTING 40°15'30" TOWARD THE EAST, A DISTANCE OF 165.92 FEET TO A POINT IN A LINE PARALLEL TO AND 23.11 FEET NORTH OF THE SOUTH LINE OF SAID LOT 18; THENCE RUN EASTERLY ON SAID PARALLEL LINE A DISTANCE OF 62.94 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT IN COMMON FOR INGRESS AND EGRESS OVER THE SOUTHERLY 23.11 FEET OF SAID LOT 18, MORRISON HOMES.

LESS AND EXCEPT:

### PARCEL NO. 103

THAT PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

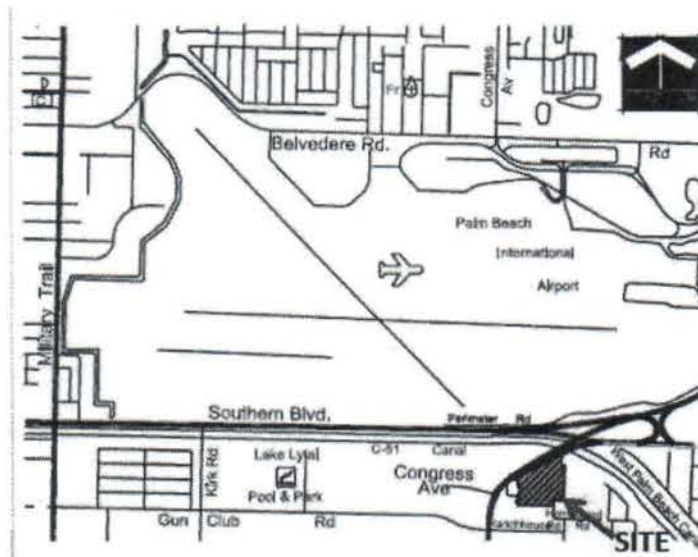
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5, THENCE SOUTH 87°54'31" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1356.14 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 3, SAID WEST LINE BEING THE SAME AS THE NORTHERLY PROJECTION OF THE EAST LINE OF MORRISON HOMES, AS RECORDED IN PLAT BOOK 23, PAGE 189 AND 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 02°53'36" WEST ALONG SAID WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 183.17 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE C-51 WEST PALM BEACH CANAL SAID POINT BEING THE NORTHEAST CORNER OF SAID MORRISON HOMES PLAT AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°53'36" WEST ALONG SAID WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 28.42 FEET; THENCE NORTH 62°30'53" EAST, A DISTANCE OF 39.77 FEET TO A NON-TANGENT POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID C-51 WEST PALM BEACH CANAL, THROUGH WHICH A RADIAL LINE BEARS SOUTH 16°52'05" WEST; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A CHORD BEARING OF NORTH 3°29'52" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2764.91 FEET, THROUGH A CENTRAL ANGLE OF 00°43'53", AN ARC DISTANCE OF 35.30 FEET TO THE END OF SAID CURVE AND TO THE POINT OF BEGINNING.

EXHIBIT B  
VICINITY SKETCH



**Jon E. Schmidt and Associates**  
Land Planning and Landscape Architecture

Vicinity Sketch  
PBIA Parcel G  
Palm Beach County (PBC) Zoning Division Submittal  
Original Submittal: March 19, 2014



2247 Palm Beach Lakes Blvd. Suite 101 West Palm Beach, Florida 33409 Tel. (561) 684-6141 Fax. (561) 684-6142 E-mail: jschmidt@jesia.com



EXHIBIT C  
CONDITIONS OF APPROVAL

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.