

RESOLUTION NO. R-2015-0690

RESOLUTION APPROVING ZONING APPLICATION ZV/Z/CA-2014-02501  
(CONTROL NO. 2003-00104)  
an Official Zoning Map Amendment  
APPLICATION OF Grand Slam Two LLC  
BY Gentile Glas Holloway O'Mahoney & Assoc Inc., AGENT  
(Sunrise Center)

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;

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 ZV/Z/CA-2014-02501 was presented to the Board of County Commissioners at a public hearing conducted on May 28, 2015;

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;

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 ZV/Z/CA-2014-02501, the application of Grand Slam Two LLC, by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent, for an Official Zoning Map Amendment to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Neighborhood Commercial (CN) 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 May 28, 2015 subject to the Voluntary Commitments described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Taylor moved for the approval of the Resolution.

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

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

The Mayor thereupon declared that the resolution was duly passed and adopted on May 28, 2015.

Filed with the Clerk of the Board of County Commissioners on June 1st, 2015.

This resolution shall not become effective unless or until the effective date of Comprehensive Plan Amendment No. SCA 2015-009.

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

**ATTACHMENT A - SUNRISE CENTER - LEGAL DESCRIPTION**

PARCEL 1

BEING THE SOUTH 100 FEET OF THE NORTH 250 FEET OF THE WEST 65 FEET OF THE EAST 220 FEET OF TRACT 27, M.L. CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SUBJECT TO EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 12 FEET OF THE WEST 135 FEET OF THE EAST 155 FEET OF TRACT 27, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF TRACT 27, M.L. CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 79, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, THENCE SOUTHERLY ALONG THE EAST LINE OF TRACT 27, WHICH LINE IS THE CENTER LINE OF BOUTWELL ROAD FOR A DISTANCE OF 150 FEET TO A POINT, THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF TRACT 27, A DISTANCE OF 155 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ON THE SAME COURSE A DISTANCE OF 65.0 FEET TO A POINT, THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EAST LINE OF TRACT 27, A DISTANCE OF 100 FEET TO A POINT, THENCE EASTERLY PARALLEL WITH THE NORTH LINE A DISTANCE OF 65 FEET TO A POINT, THENCE NORTHERLY PARALLEL WITH THE EAST LINE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. CONTAINING 6544 SQUARE FEET MORE OR LESS.

PARCEL 2

LOT 27, MODEL LAND CO SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH RANGE 43 EAST

BEING THE SOUTH 100 FEET OF THE NORTH 250 FEET OF THE EAST 155 FEET OF TRACT 27, MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA;

LESS THE EAST 20 FEET FOR BOUTWELL ROAD, AND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF TRACT 27, MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 5 AT PAGE 79, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR SAID COUNTY; THENCE SOUTHERLY ALONG THE EAST LINE OF TRACT 27, WHICH IS THE CENTERLINE OF BOUTWELL ROAD FOR A DISTANCE OF 150.00 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF TRACT 27, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING; CONTINUE ON THE SAME COURSE A DISTANCE OF 135.00 FEET TO A POINT ; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF TRACT 27, A DISTANCE OF 100.00 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF TRACT 27, A DISTANCE OF 135.00 FEET TO A POINT; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF TRACT 27, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 12 FEET THEREOF.

PARCEL 3

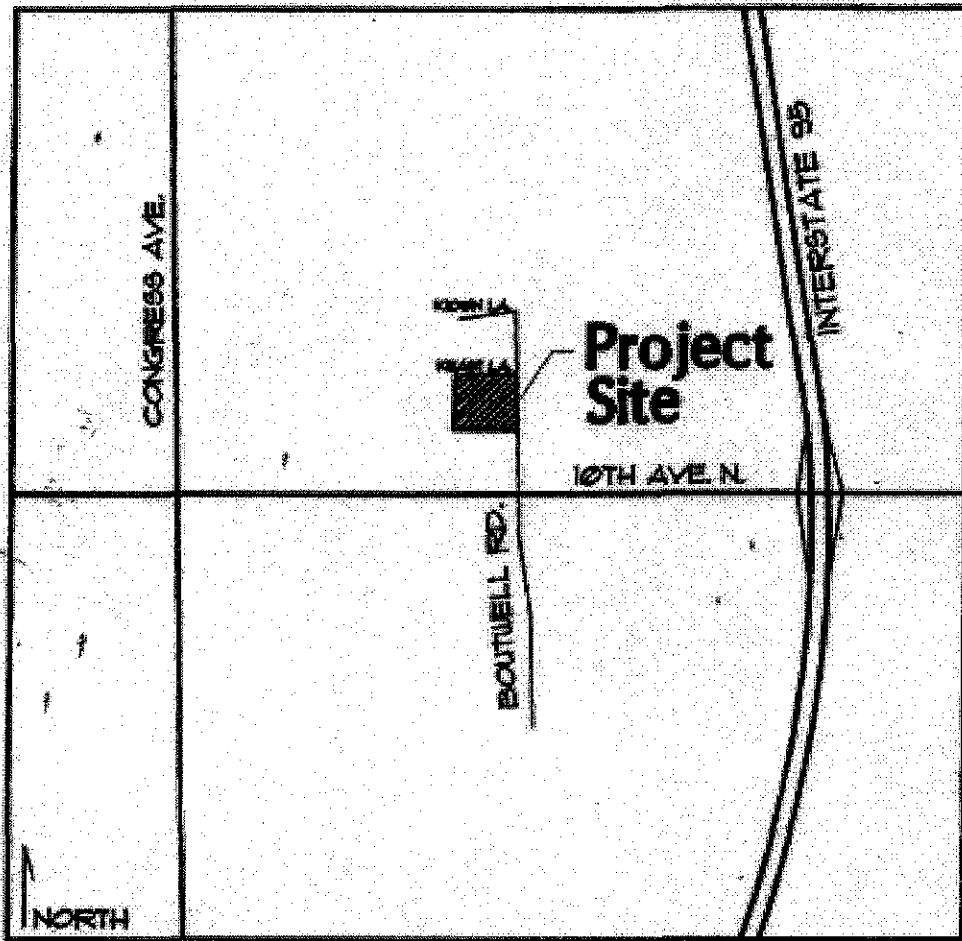
THE WEST 190.00 FEET OF THE EAST 220.00 FEET OF TRACT 27, MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 250 FEET AND LESS THE SOUTH 242.80 FEET THEREOF

ALL TOGETHER CONTAINING 51,222 SQUARE FEET MORE OR LESS OR 1.18  
ACRES MORE OR LESS

EXHIBIT B  
VICINITY SKETCH

LOCATION MAP

N.T.S.



**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.