

RESOLUTION NO. R-2024- 1289

RESOLUTION APPROVING ZONING APPLICATION Z/DEV-2024-00722  
(CONTROL NO. 2024-00082)  
Official Zoning Map Amendment  
APPLICATION OF South Florida Fair & PBC Expositions, Inc.  
BY Urban Design Studio, AGENT  
(South Florida Fair - North Lots)

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 pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application Z/DEV-2024-00722 was presented to the Board of County Commissioners at a public hearing conducted on September 26, 2024;

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 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for an Official Zoning Map Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC 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 Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC 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:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application Z/DEV-2024-00722, the Application of South Florida Fair & PBC Expositions, Inc., by Urban Design Studio, Agent, for an Official Zoning Map Amendment to allow a rezoning from the General Industrial (IG) Zoning District in part on 5.33 acres and Light Industrial (IL) Zoning District in part on 3.74 acres to the Public Ownership (PO) Zoning District on 9.07 acres, on a parcel of land generally described as shown on the legal description 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 September 26, 2024, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Woodward moved for the approval of the Resolution.

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

Commissioner Maria Sachs, Mayor	- Aye
Commissioner Maria G. Marino, Vice Mayor	- Aye
Commissioner Gregg K. Weiss	- Absent
Commissioner Michael A. Barnett	- Aye
Commissioner Marci Woodward	- Aye
Commissioner Sara Baxter	- Aye
Commissioner Mack Bernard	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on September 26, 2024.

Filed with the Clerk of the Board of County Commissioners on September 26, 2024

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

JOSEPH ABRUZZO,  
CLERK & COMPTROLLER

BY:   
COUNTY ATTORNEY

BY:   
DEPUTY CLERK





EXHIBIT A

LEGAL DESCRIPTION

**NORTH LOT (CONKLIN PROPERTY) 00-42-43-27-05-007-0061:**

A CERTAIN 5.00 ACRE PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 370.26 FEET OF TRACT 6, BLOCK 7, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS SAID PLAT IS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM, THE NORTH 70 FEET THEREOF.

TOGETHER WITH A 25 FOOT WIDE PARCEL OF LAND LYING WESTERLY AND CONTIGUOUS TO THE ABOVE DESCRIBED PARCEL OF LAND.

CONTAINING 5.33 ACRES MORE OR LESS.

**SOUTH LOT (MURPHY PROPERTY) 72-42-43-27-05-007-0073**

ALL OF TRACT 7, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 735.00 FEET AND THE SOUTH 25.00 FEET THEREOF FOR ROAD PURPOSES AND SUBJECT TO AN EASEMENT FOR DRAINAGE OVER THE NORTH 60.00 FEET THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2431, PAGE 857.

TOGETHER WITH:

THE PART OF THE EAST 1/2 OF THE 50 FOOT PLATTED RIGHT-OF-WAY LYING WEST OF TRACT 7, BLOCK 7 THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF THE PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 7, BLOCK 7; ON THE WEST BY THE CENTERLINE OF THE 50 FOOT PLATTED RIGHT-OF-WAY LYING WEST OF SAID TRACT 7, BLOCK 7; ON THE SOUTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 25 FEET OF SAID TRACT 7, BLOCK 7 AND ON THE EAST BY THE WEST LINE OF SAID TRACT 7, BLOCK 7, ALL AS SHOWN ON THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED ON PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 3.742 ACRES

EXHIBIT B  
VICINITY SKETCH

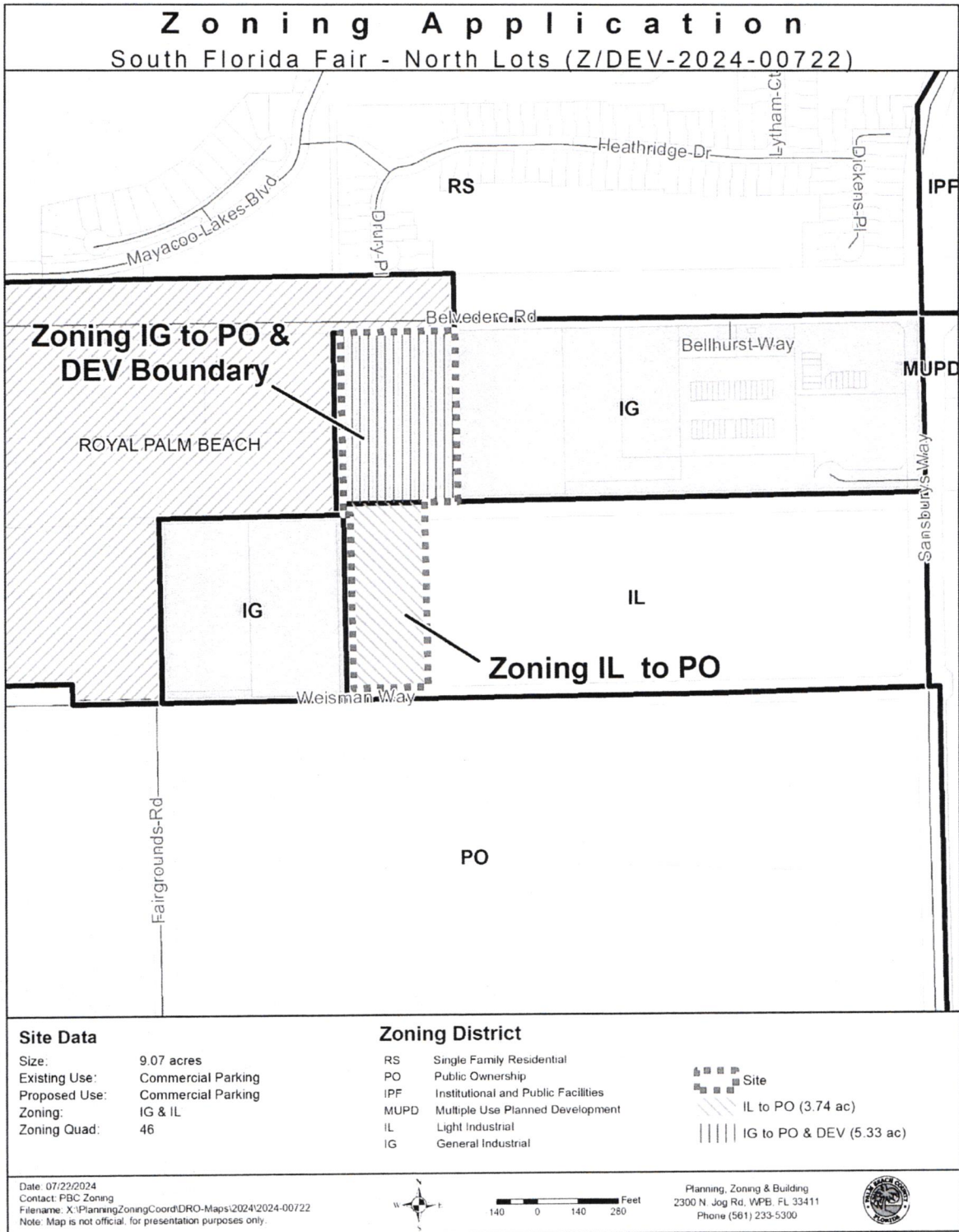


EXHIBIT C

CONDITIONS OF APPROVAL

**DISCLOSURE**

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