

RESOLUTION NO. ZR-2020- 032

RESOLUTION APPROVING ZONING APPLICATION SV-2020-00732

CONTROL NO. 2018-00175

SUBDIVISION VARIANCE (*STAND ALONE*)

APPLICATION OF AMB4614 LLC - Russell Broadnix

BY **Arc Development Global, LLC**, AGENT

(COVENANT VILLAS)

WHEREAS, the Zoning Commission, pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the ULDC have been satisfied;

WHEREAS, Zoning Application SV-2020-00732 was presented to the Zoning Commission at a public hearing conducted on September 3, 2020;

WHEREAS, the Zoning Commission considered the evidence and testimony presented by the Applicant and other interested parties, and the recommendations of the various County Review Agencies;

WHEREAS, the Zoning Commission hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Subdivision Variance ;

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 action of the Zoning Commission be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING COMMISSION OF PALM BEACH COUNTY, FLORIDA, that Zoning Application SV-2020-00732, the application of AMB4614 LLC - Russell Broadnix, by Arc Development Global, LLC, Agent, for a Subdivision Variance to to allow access from a 30-foot Right-of-Way, on a parcel of land generally described as shown in 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 3, 2020, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof, and variance request as described in EXHIBIT D, attached hereto and made a part hereof.

Commissioner Kanel moved for the approval of the Resolution.

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

Sheri Scarborough, Chair	-	Yes
Sam Caliendo, Vice Chair	-	Absent
Amir Kanel	-	Yes
John Kern	-	Absent
Mike Kelley	-	Yes
Marcelle Griffith Burke	-	Yes
Alex Brumfield III	-	Yes
Mark Beatty	-	Yes
Jess Sowards	-	Yes

The Chair thereupon declared the resolution was duly passed and adopted on September 3, 2020.

This resolution is effective when filed with the Palm Beach County Zoning Division on September 23, 2020.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS ZONING COMMISSIONERS

BY: 
CHAIR

EXHIBIT A
LEGAL DESCRIPTION

The Palm Beach Farms Co. Plat No 7 Lot D (Less the N 20 Feet) and Lot E, Block 76, Plat Book, Page 72 as recorded in the Public Records of Palm Beach County, Florida.

Containing 79,219 Square feet or 1.819 acres, more or less.

EXHIBIT B
VICINITY SKETCH

LOCATION MAP n.t.s.

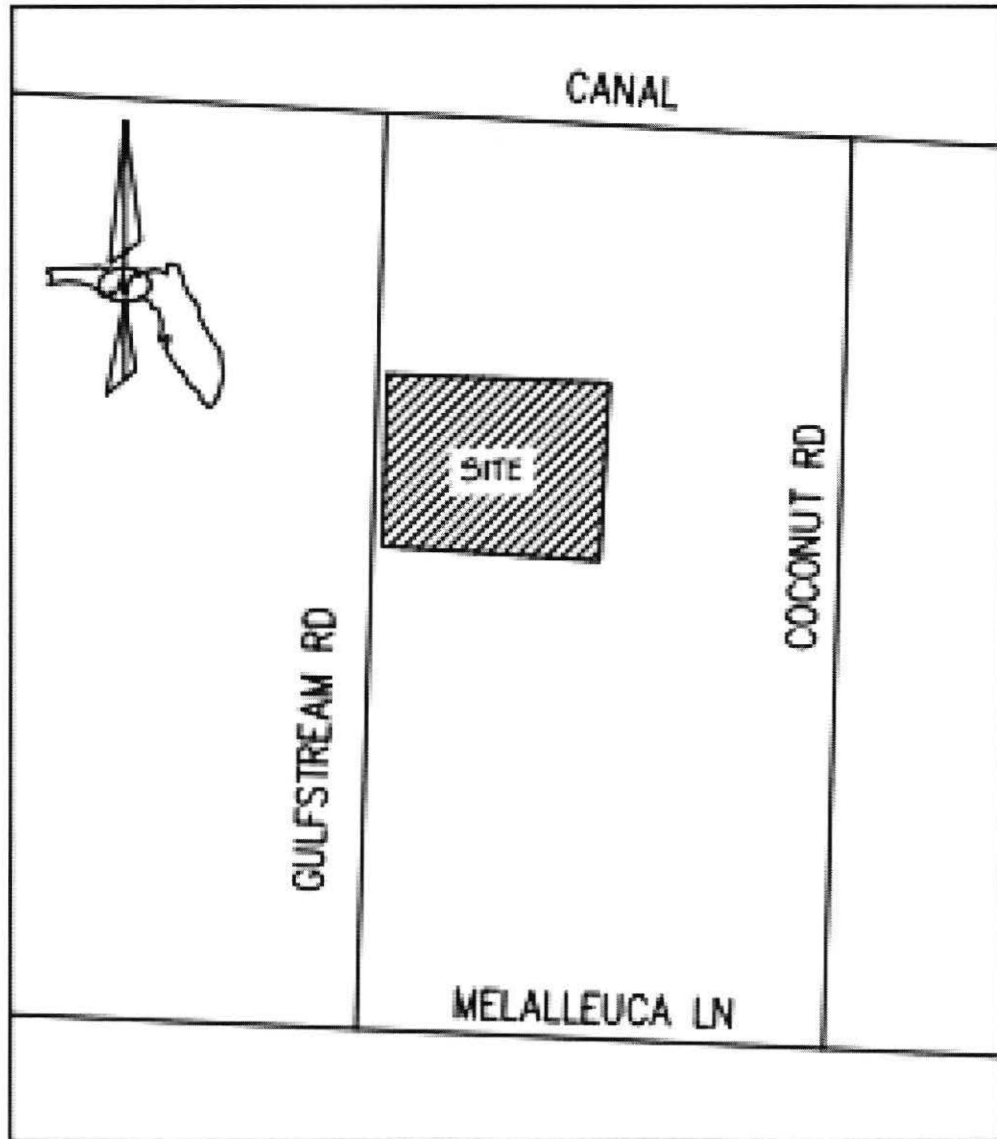


EXHIBIT C
CONDITIONS OF APPROVAL

DISCLOSURE

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

EXHIBIT D
REQUEST

SUBDIVISION VARIANCE SUMMARY

ULDC Article	Required	Proposed	Variance
11.E.2.A.2 Chart of Minor Streets	Access to local residential lots shall be by a 50 foot right-of-way (ROW) with 20 feet of pavement	Access from an existing 30-foot ROW	20-feet of ROW