

RESOLUTION NO. ZR-2022-011

RESOLUTION APPROVING ZONING APPLICATION ZV/ABN/DOA-2021-01954
(CONTROL NO. 2004-00457)
TYPE II VARIANCE (*CONCURRENT*)
APPLICATION OF Principal Commercial Group LLC, Principal Development Group LLC
BY AJP Consulting Services, LLC, WGINC, AGENT
(TERRA NOVA MUPD)

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 ZV/ABN/DOA-2021-01954 was presented to the Zoning Commission at a public hearing conducted on May 5, 2022;

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 Type 2 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, this approval shall only become effective upon the adoption of a resolution approving Zoning Application ZV/ABN/DOA-2021-1954 by the Board of County Commissioners;

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 ZV/ABN/DOA-2021-01954, the Application of Principal Commercial Group LLC, Principal Development Group LLC, by AJP Consulting Services, LLC, WGINC, Agent, for a Type 2 Variance to reduce the width of divider medians and relocate foundation planting, 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 May 5, 2022, 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 Kern moved for the approval of the Resolution.

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

Marcelle Griffith Burke, Chair	-	Yes
John Kern, Vice Chair	-	Yes
Cheri Pavlik	-	Yes
Michael Kelley	-	Yes
Sam Caliendo	-	Yes
Sheri Scarborough	-	Yes
Alex Brumfield III	-	Yes
Mark Beatty	-	Yes
Jess Sowards	-	Yes

The Chair thereupon declared the resolution was duly passed and adopted on May 5, 2022.

This resolution shall only become effective upon the adoption of a resolution approving Zoning Application ZV/ABN/DOA-2021-01954 by the Board of County Commissioners.

This resolution was filed with the Palm Beach County Zoning Division on May 5, 2022.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS ZONING COMMISSIONERS

BY:


COUNTY ATTORNEY

BY:


CHAIR

EXHIBIT A

LEGAL DESCRIPTION

DESCRIPTION:

TRACTS A AND B, OF TERRA NOVA MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGES 28 THROUGH 34, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
CONTAINING 760,551 SQUARE FEET/17.4598 ACRES MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

LOCATION MAP

N.T.S.



EXHIBIT C

CONDITIONS OF APPROVAL

Type 2 Variance - Concurrent

ALL PETITIONS

1. The approved Preliminary Site Plan is dated March 11, 2022. 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 Zoning Commission. (ONGOING: ZONING - Zoning)

VARIANCE

1. Prior to the submittal for Final Approval by the Development Review Officer, the approved Variance(s) and any associated Conditions of Approval shall be shown on the Final Site Plan. (DRO/ONGOING: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Zoning Commission 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 Zoning Commission for review under the compliance Condition of this Approval. (ONGOING: ZONING - 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; 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: ZONING - Zoning)

DISCLOSURE

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

EXHIBIT D

REQUEST

TYPE II VARIANCE SUMMARY

#	ULDC Article	REQUIRED	PROPOSED	VARIANCE
V1	Art. 7.C.4.B, Divider Median	10' Wide	7.42' Wide	To allow a reduction for up to 2.58' in width for divider medians
V2	Table 7.C.3.B, Foundation Planting and Dimensional Requirements	40% site façade foundation planting	0% side façade foundation planting for Buildings B, with proximate relocation of required plantings	100% of required planting for Site façade of Building B is relocated to the rear
SITUS ADDRESS:		14809 Hagen Ranch Rd Delray Beach 33446 7565 Atlantic Ave Delray Beach 33446 7619 Atlantic Ave Delray Beach 33446 7583 Atlantic Ave Delray Beach 33446 7571 Atlantic Ave Delray Beach 33446 7607 Atlantic Ave Delray Beach 33446 7595 Atlantic Ave Delray Beach 33446 7631 Atlantic Ave Delray Beach 33446		
OWNER NAME & ADDRESS:		Principal Commercial Group LLC Principal Development Group LLC 2000 Glades Rd, Ste 410 Boca Raton, FL 33431-8577		
PCN:		00-42-46-16-38-001-0000 00-42-46-16-38-002-0000		
ZONING DISTRICT:		MUPD		
BCC DISTRICT:		5		
PROJECT MANAGER:		Imene Haddad, Senior Site Planner		
LAND USE:		CH/5	S/T/R: 16-46-42	
CONTROL #:		2004-00457		
LOT AREA:		17.67 acres +/-		
APPLICANT REQUEST:		to reduce the width of divider medians and relocate foundation planting		