

WHEREAS, the Planning, Zoning, and Building Department has reviewed the request and has found that the proposed development of B-3 Liberal Business, in part, and MH-Mobile Home Subdivision, in part, for the subject area is inconsistent with the County's Land-Use designation of "very low" residential with a maximum potential density of one (1) unit per two (2) acres. The City's proposed B-3 and MH Zoning is inconsistent with the densities permitted in the County's Comprehensive Land Use Plan. However, the Planning Division has determined that there will not be a significant impact upon County systems from the proposed rezoning, and therefore recommends that the waiver request be granted, as outlined in the October 19, 1983 memorandum of the Planning Director, attached hereto and made a part hereof; and

WHEREAS, Florida Statutes 171.062, requires that when a City desires to rezone property which was previously subject to County land use control that the City must request and receive permission for such change from the Board of County Commissioners of the respective County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that.

1. The foregoing recitals are hereby affirmed and ratified.
2. This Board finds that the Rezoning proposed by the City of Belle Glade will have no significant impact upon County systems
3. The request of the City of Belle Glade in its Resolution No. 1670, attached hereto and made a part hereof, is hereby approved

The foregoing Resolution was offered by Commissioner BAILEY who moved for its adoption. The motion was seconded by Commissioner WILKEN, and upon being put to a vote, the vote was as follows

PEGGY B. EVATT	-	AYE
KENNETH G. SPILLIAS	-	AYE
DENNIS P. KOEHLER	-	AYE
DOROTHY H. WILKEN	-	AYE
BILL BAILEY	-	AYE

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The Chairman thereupon declared the Resolution duly passed and adopted this 25th day of October, 1983.

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

JOHN B. DUNKLE, Clerk

BY:

John B. Dink
County Attorney

BY:

John B. Dunkle
Deputy Clerk

FILED THIS DAY OF
OCT 25 1983 .19
AND RECORDED IN RESOLUTION
MINUTE BOOK NO 316 AT
PAGE 37-39 RECORD VERIFIED
JOHN B. DUNKLE, CLERK
BY *J. Harris* D.C.

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Inter-Office Communication

PALM BEACH COUNTY

TO Stan Redick, Planning Director **DATE** September 29, 1983
FROM Richard Morley **FILE**
Principal Planner
RE Annexation/Rezoning/Waiver Request, City of Belle Glade,
Resolution No. 1670

The Planning Division has reviewed the above waiver request under Chapter 171.062 Florida Statutes and offers the following comments

Background Information

The City of Belle Glade has proposed to annex a 23.1 acre parcel of land located between N.E. 27th Street and Duda Road, owned by Arrowhead Estates, Inc. The north 175 feet of the property is proposed to be zoned B-3 Business, while the property less the north 175 feet, is proposed to be zoned M-H, Mobile Home Subdivision (see map). The B-3 Business Zoning District on the north 175 feet is for a proposed gas station without repair facilities, according to the City. The Mobile Home Subdivision has an allowable density of 7.2 units per acre, however, it is the intent of the developer to have only 3.9 units per acre on 90 lots.

Land Use Plan and Zoning District

- a) The subject site is presently zoned AR by the County.
- b) The City proposes to rezone the property to B-3 Business (approximately 1 acre) in part, and the remaining 22 acres to M-H, Mobile Home Subdivision.
- c) There is a significant difference between the County's AR Zoning District, which allows for one unit per five acres and the City's proposed Commercial Zoning (B-3) in part, along with the proposed Mobile Home Subdivision allowing for an allowable density of 7.2 units per acre.
- d) The County's Land Use Plan identifies the subject site as having a Very Low Residential Land Use Designation with a density range of one unit per 2½ acres in a standard subdivision to one unit per 2 acres in a PUD. Commercial Potential is not recognized in the Land Use Plan for the subject site.
- e) The City's proposed rezoning to B-3 Commercial and M-H Mobile Home Subdivision allowing up to 7.2 units per acre, is not consistent with the County's Land Use Designation of "Very Low" residential with a maximum potential density of one unit per two acres.

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BOOK 316 SIGN ~~035~~

Stan Redick
September 29, 1983
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Waiver Determination

Although the City's requested B-3, Business Commercial Zoning and M-H Mobile Home Subdivision is not consistent with the County's Comprehensive Plan, the Board of County Commissioners, under the amendment to the intergovernmental coordination element of the Palm Beach County Comprehensive Plan may find the proposed waiver compatible with the Plan if "the uses and/or densities in the municipal plan for the area have no significant impact (as defined in the Comprehensive Plan or other adopted ordinances) on County systems." In this case, it has been determined that there is not a significant impact on County systems from the proposed change to B-3 and M-H Mobile Home Subdivision.

Recommendation

Based on the fact that the City's proposed change in zoning will not have a significant impact on County systems, it is recommended that the waiver of County zoning be granted to the City of Belle Glade under Chapter 171.062 Florida Statutes.

RM cjs

Guilford F. Moxley
dk H

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BOOK 316 036

C E R T I F I C A T I O N

I, JUNE H. BOGLIOLI, CITY CLERK OF THE CITY OF BELLE
GLADE, FLORIDA, DO HEREBY CERTIFY THAT THE ATTACHED IS A
TRUE AND CORRECT COPY OF _____

RESOLUTION NO. 1670

DULY ADOPTED IN _____ REGULAR _____ SESSION
ON _____ July 25, 1983 _____

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF THE CITY OF
BELLE GLADE, FLORIDA, ON THIS _____ 9th _____ DAY OF
August _____, 19 83 _____


JUNE H. BOGLIOLI, CITY CLERK
CITY OF BELLE GLADE, FLORIDA

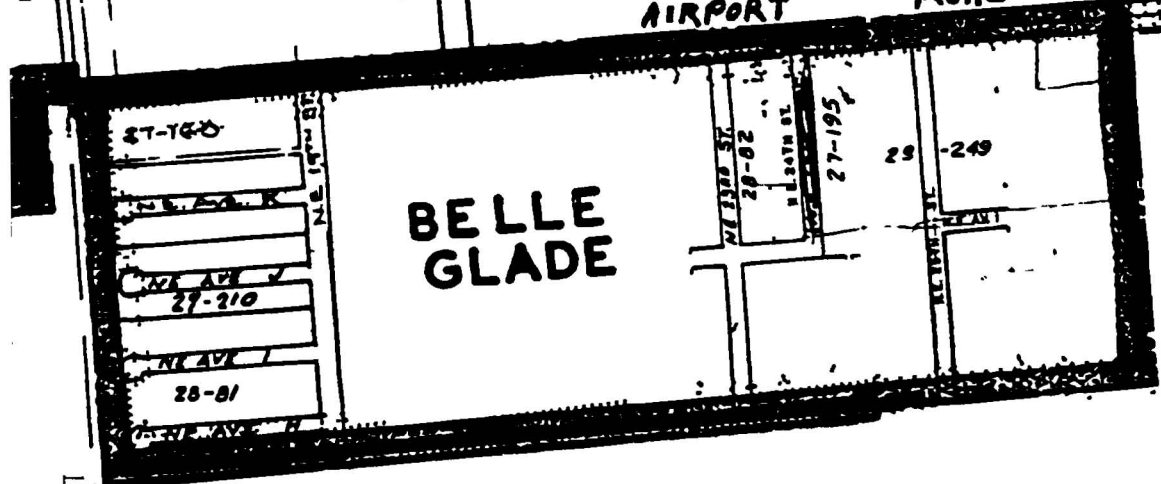
(MUNICIPAL SEAL)

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BOOK 316 037

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Zoned AR
LUP = VL

AIRPORT ROAD



↑
Subject Site

33

VL

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BOOK 316 038

CAMAS

RESOLUTION NO. 1670

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BELLE GLADE, FLORIDA, REQUESTING APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS FOR THE INCREASE IN DENSITY OF PROPERTY PROPOSED TO BE ANNEXED TO THE CITY OF BELLE GLADE, FLORIDA.

WHEREAS, an application has been made to the City of Belle Glade, Florida, for it to annex a parcel of property as more particularly described on Exhibit "A" attached hereto, and

WHEREAS, the City proposes to rezone said property from its County zoning classification of Agricultural to:

- (a) The North 175 feet of the property is ^{B-3} to be zoned as to the use thereof, B-3, Business.
- (b) The above property, less the North 175, ^{M Home} thereof is to be zoned M-H, Mobile Home ^{Subdivision} Subdivision.

and

WHEREAS, said rezoning will increase the permissible density of said property,

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Belle Glade, Florida, that the Board of County Commissioners of Palm Beach County, Florida, is hereby requested to approve the increased density of said land as proposed by, and upon its being annexed to, the City of Belle Glade, Florida.

DONE and RESOLVED at Regular Session of the City Commission of the City of Belle Glade, Florida, this 25th day of July, 1983.

[Signature]
Mayor-Commissioner

Charles D. Goodlett

William A. [Signature]

[Signature]

Claude [Signature]
As Commissioners

ATTEST:

[Signature]
City Clerk

(MUNICIPAL SEAL)

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