

RESOLUTION NO R-97- 1085

RESOLUTION APPROVING ZONING PETITION DOA86-54(B)
DEVELOPMENT ORDER AMENDMENT
PETITION OF THE SENECA GROUP
BY KERIAN KILDAY, AGENT
(MILITARY TRAIL MUPD)

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, and the Palm Beach County Unified Land Development Code, is authorized and empowered to consider petitions relating to zoning, and

WHEREAS, the notice and hearing requirements, as provided for in Article 5 of the Palm Beach County Unified Land Development Code, have been satisfied, and

WHEREAS, Zoning Petition DOA86-54(B) was presented to the Board of County Commissioners at a public hearing conducted on August 28, 1997, and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, and the recommendations of the various county review agencies, and

WHEREAS, this approval is subject to Article 5, Section 5 8 (Compliance with Time Limitations), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner, and

WHEREAS, the Board of County Commissioners made the following findings of fact

- 1 This Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan
- 2 This Development Order Amendment complies with the relevant and appropriate portions of Article 6, Supplementary Use Standards, of the Palm Beach County Unified Land Development Code
- 3 This Development Order Amendment is consistent with the requirements of the Palm Beach County Unified Land Development Code
- 4 This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development
- 5 This Development Order Amendment, with conditions as adopted, complies with the standards imposed on it by applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics
- 6 This Development Order Amendment meets applicable local land development regulations
- 7 This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands

- 8 This Development Order Amendment has a concurrency determination and complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach County Unified Land Development Code
- 9 This Development Order Amendment, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment
- 10 This Development Order Amendment, with conditions as adopted, will result in logical, timely and orderly development patterns

WHEREAS Article 5 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 Petition DOAR86-54(B), the petition of The Seneca Group, by Kenan Kilday, agent, for a Development Order Amendment (DOA) to modify previous approval to allow a self-service storage facility (requested use) with accessory retail, outdoor storage and vehicle rental (5 spaces) (requested use) and increase in square footage (+40,149 s f) on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on August 28, 1997, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof

Commissioner Robert moved for the approval of the Resolution

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

Burt Aaronson, Chair	-	Aye
Maude Ford Lee, Vice Chair	-	Aye
Ken Foster	-	Aye
Karen T. Marcus	-	Absent
Mary McCarty	-	Aye
Warren Newell	-	Aye
Carol A. Roberts	-	Aye

The Chair thereupon declared that the resolution was duly passed and adopted on August 28, 1997

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY *Barker Allen*
COUNTY ATTORNEY

BY *Joan Haverly*
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

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A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER, (SW 1/4), OF THE NORTHWEST ONE-QUARTER, (NW 1/4) OF THE NORTHEAST ONE-QUARTER, (NE 1/4), SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. EXCEPTING THE WEST 53.00 FEET AS RIGHT-OF-WAY FOR MILITARY TRAIL, (STATE ROAD 809) SAID PARCEL ALSO BEING BOUNDED AS FOLLOWS

BOUNDED ON THE SOUTH BY THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8003 PAGE 956 BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-12 CANAL, RECORDED IN OFFICIAL RECORDS BOOK 589, PAGE 369, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA AND BOUNDED ON THE EAST BY THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER

CONTAINING 3.59 ACRES MORE OR LESS

SUBJECT TO EASEMENTS RESTRICTIONS RESERVATIONS AND RIGHTS-OF-WAY OF RECORD