

RESOLUTION NO. R-2007- 0219

RESOLUTION APPROVING ZONING APPLICATION Z2006-503  
(CONTROL NO. 2003-039)  
OFFICIAL ZONING MAP AMENDMENT (REZONING)  
APPLICATION OF FOUR BROTHERS RECYCLING, INC.  
BY URBAN LAND CONSULTING, AGENT  
(FOUR BROTHERS RECYCLING)

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; and

WHEREAS, the notice and public hearing requirements, as provided for in Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067), as amended, have been satisfied; and

WHEREAS, Zoning Application Z2006-503 was presented to the Board of County Commissioners at a public hearing conducted on February 22, 2007; and

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; and

WHEREAS, the Board of County Commissioners has considered the findings in the staff report and the following findings of fact:

1. This official zoning map amendment (rezoning) is consistent with the Palm Beach County Comprehensive Plan;
2. This official zoning map amendment (rezoning) is consistent with the stated purpose and intent and requirements of the Palm Beach County Unified Land Development Code. The rezoning request is also consistent with the requirements of all other applicable local land development regulations;
3. This official zoning map amendment (rezoning) is compatible and generally consistent with existing uses and zones surrounding the subject land, and is the appropriate zoning district for the land;
4. The applicant has demonstrated that there are sufficient changed conditions or circumstances that require an amendment;
5. This official zoning map amendment (rezoning) does not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
6. This official zoning map amendment (rezoning) will result in a logical, orderly and timely development pattern; and,
7. This official zoning map amendment (rezoning) complies with Article 2.F (CONCURRENCY - Adequate Public Facilities Standards) of the Palm Beach County Unified Land Development Code.

WHEREAS, Article 2.A.1.K.3.b (Action by Board of County Commissioners) 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 Application Z2006-503, the application of Four Brothers Recycling, Inc., by Urban Land Consulting, agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Light Industrial Zoning District to the General Industrial Zoning District on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as indicated on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on February 22, 2007.

Commissioner Aaronson moved for the approval of the Resolution.

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

Addie L. Greene, Chairperson	-	Aye
John F. Koons, Vice Chair	-	Aye
Karen T. Marcus	-	Aye
Warren H. Newell	-	Aye
Mary McCarty	-	Aye
Burt Aaronson	-	Aye
Jess R. Santamaria	-	Aye

The Chairperson thereupon declared that the resolution was duly passed and adopted on February 22, 2007.

Filed with the Clerk of the Board of County Commissioners on 22nd day of February, 2007.

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

SHARON R. BOCK, CLERK & COMPTROLLER

BY:  COUNTY ATTORNEY

BY:  DEPUTY CLERK 

EXHIBIT A  
LEGAL DESCRIPTION

PARCEL A

THE NORTH ½ OF TRACT 25, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, EXCEPTION THEREFROM THE EAST 73 FEET WHICH WAS CONVEYED TO THE COUNTY OF PALM BEACH FOR ROAD PURPOSES BY DEED RECORDED IN DEED BOOK 884, PAGE 144; AND IN OFFICIAL RECORD BOOK 3023, PAGE 1754 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND EXCEPTING THEREFROM THE NORTH 74.76 FEET PER ORB 6495, PAGE 761 AND CHANCERY CASE NUMBER 407 PER ORB 6495, PAGE 1545 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

AND

PARCEL B

THE SOUTH ½ OF TRACT 25, LESS THE WEST 264 FEET AND LESS THE EAST 80 FEET THEREOF, BLOCK 7, THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

AND

PARCEL C

PALM BEACH FARMS CO., PLAT NO. 3, WEST 264 FEET OF THE SOUTH ½ OF TRACT 25, BLOCK 7 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

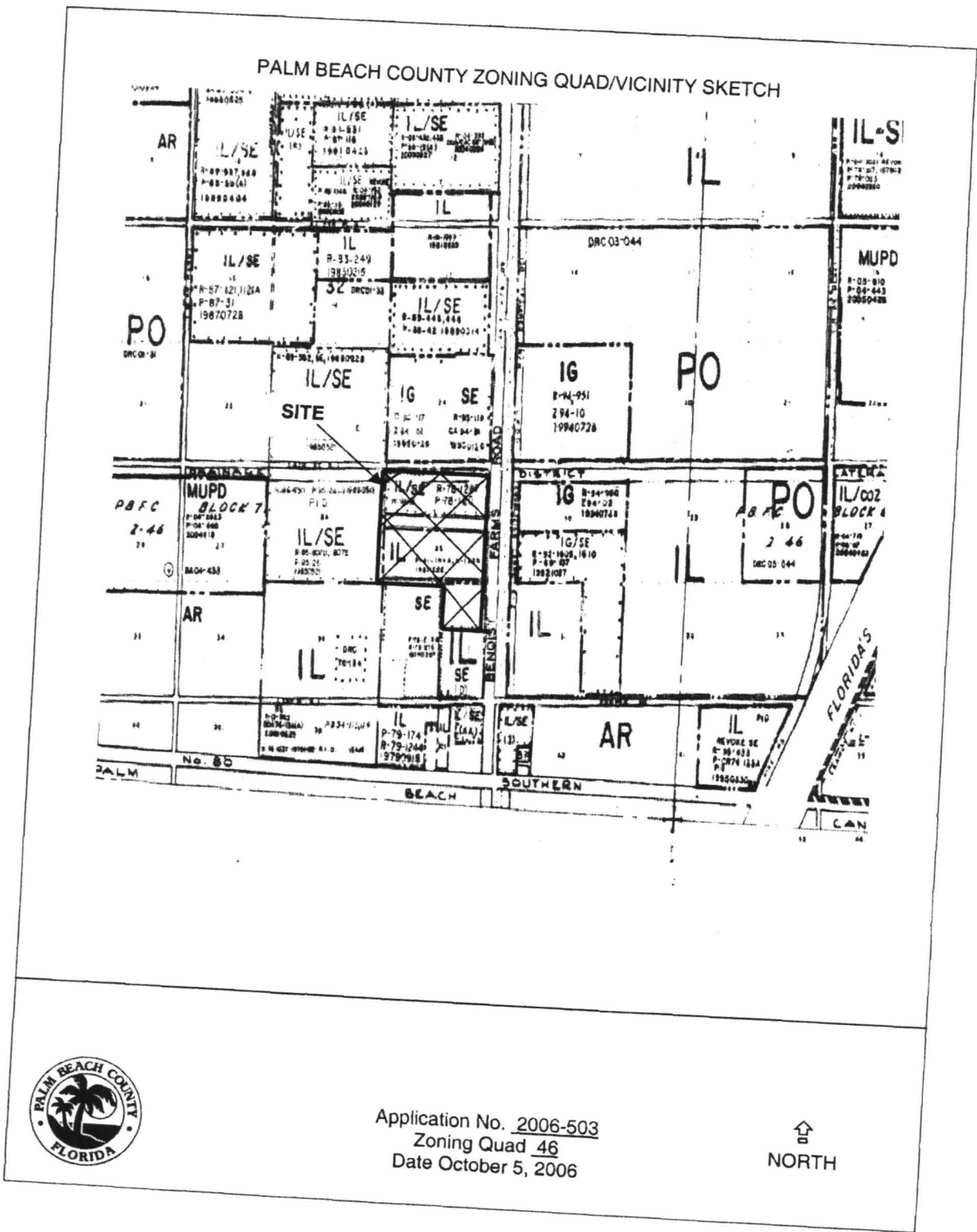
AND

PARCEL D

A PARCEL OF LAND IN TRACT 36, BLOCK 7, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGE 45, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

THE NORTH 260 FEET OF THE EAST ONE-HALF OF TRACT 36, BLOCK 7, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 66 FEET THEREOF.

EXHIBIT B  
VICINITY SKETCH



Application No. 2006-503  
Zoning Quad 46  
Date October 5, 2006

