

RESOLUTION NO. R-2016- 1555

RESOLUTION APPROVING ZONING APPLICATION ZV/DOA/R-2016-00859
(CONTROL NO. 2001-00009)
a Requested Use
APPLICATION OF Florida Power and Light
BY BRPH Architects-Engineers Inc., AGENT
(FPL Jupiter West Helistop Addition)

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;

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

WHEREAS, Zoning Application ZV/DOA/R-2016-00859 was presented to the Board of County Commissioners at a public hearing conducted on October 27, 2016;

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;

WHEREAS, the, Board of County Commissioners pursuant to Article 2 (Development Review Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, THE Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Process) for a Requested Use;

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.A.1.K.3.b (Action by BCC) of the ULDC 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 ZV/DOA/R-2016-00859, the Application of Florida Power and Light, by BRPH Architects-Engineers Inc., Agent, for a Requested Use to allow a Helipad, 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 October 27, 2016, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Abrams moved for the approval of the Resolution.

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

Commissioner Mary Lou Berger, Mayor	- Aye
Commissioner Hal R. Valeche, Vice Mayor	- Absent
Commissioner Paulette Burdick	- Aye
Commissioner Shelley Vana	- Aye
Commissioner Steven L. Abrams	- Aye
Commissioner Melissa McKinlay	- Aye
Commissioner Priscilla A. Taylor	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on October 27, 2016.

Filed with the Clerk of the Board of County Commissioners on October 31st, 2016

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

LEGAL DESCRIPTION

PARCEL A

BEING ALL OF PARCEL 3, BLACKBIRD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B

NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS CREATED BY AND AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 14534, PAGE 386, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL C

NON-EXCLUSIVE EASEMENT FOR IRRIGATION PURPOSES FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS CREATED BY AND AS MORE PARTICULARLY DESCRIBED IN THE SHARED IRRIGATION SYSTEM AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 14534, PAGE 397, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL D

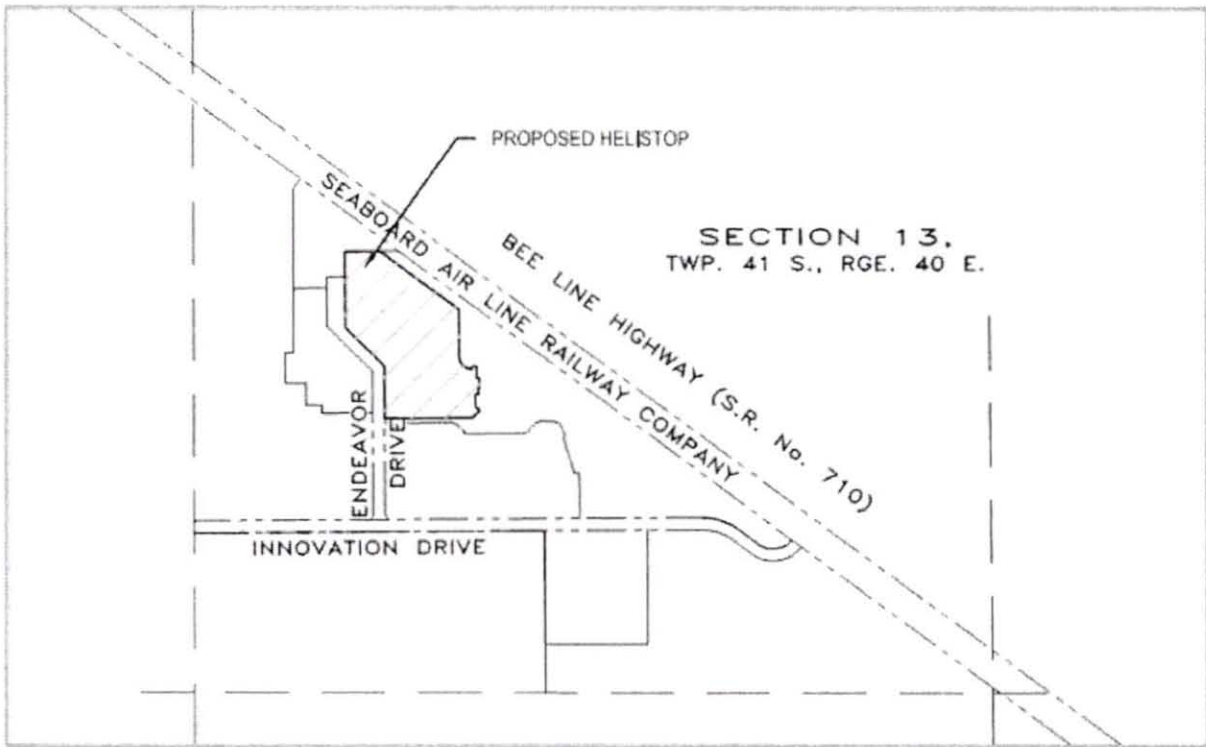
NON-EXCLUSIVE EASEMENT FOR SEWER UTILITY PURPOSES FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS RESERVED AND DESCRIBED IN PARAGRAPH 3(g) OF SECTION C OF EXHIBIT B ATTACHED TO THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14534, PAGE 417, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL E

NON-EXCLUSIVE EASEMENT FOR SEWER UTILITY PURPOSES FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS GRANTED BY THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 15039, PAGE 241, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN, THROUGH, UNDER AND OVER THE LAND DESCRIBED IN EXHIBIT A-1 ATTACHED THERETO.

CONTAINING 15.27 ACRES MORE OR LESS.

EXHIBIT B
VICINITY SKETCH



LOCATION MAP

NTS

EXHIBIT C

CONDITIONS OF APPROVAL

Requested Use

ALL PETITIONS

1. The approved Preliminary Site Plan and Preliminary Regulating Plan are dated June 20, 2016. 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 Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

DEPARTMENT OF AIRPORTS (DOA)

1. Prior to Final Approval by the Development Review Officer, the Property Owner shall submit a copy of documents to the Zoning Division. The documents shall demonstrate that the proposed facility does not violate Federal Aviation Administration or Florida Department of Transportation regulations. This documentation shall be subject to approval by the Palm Beach County Department of Airports. (ONGOING: ZONING - Airports)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners 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 Board of County Commissioners 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 of Approval; 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.