

RESOLUTION NO. R-2022- 0896

RESOLUTION APPROVING ZONING APPLICATION ZV/Z/CA-2021-01951
(CONTROL NO. 2002-00251)
an Official Zoning Map Amendment
APPLICATION OF DJM International Enterprises, Inc., National 360, LLC
BY WGINC, AGENT
(More Space Storage)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapters 125 and 163, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

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

WHEREAS, Zoning Application ZV/Z/CA-2021-01951, submitted on behalf of DJM International Enterprises, Inc. and National 360, LLC, by WGINC, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the General Commercial (CG) Zoning District and a Class A Conditional to allow a Limited-Access Self-Service Storage Facility, was presented to the Board of County Commissioners at a public hearing conducted on August 25, 2022;

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 (Application Processes and 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 Processes) for an Official Zoning Map Amendment;

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.B.6.C (Board Action) 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/Z/CA-2021-01951, the Application of DJM International Enterprises, Inc. and National 360, LLC, by WGINC, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the General Commercial (CG) Zoning District, 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 August 25, 2022, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Marino moved for the approval of the Resolution.

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

Commissioner Robert S. Weinroth, Mayor	- Aye
Commissioner Gregg K. Weiss, Vice Mayor	- Aye
Commissioner Maria G. Marino	- Aye
Commissioner Dave Kerner	- Nay
Commissioner Maria Sachs	- Nay
Commissioner Melissa McKinlay	- Aye
Commissioner Mack Bernard	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on August 25, 2022.

Filed with the Clerk of the Board of County Commissioners on August 25th, 2022.

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

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

SOUTH 170.29 FEET OF NORTHWEST QUARTER OF NORTHWEST QUARTER OF
SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
(LESS WEST 60 FEET FOR RIGHT OF WAY OF STATE ROAD 809.

ALSO KNOWN AS

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 SECTION 1
TOWNSHIP 46 SOUTH, RANGE 42, EAST, THENCE S02°11'12"E ALONG THE WEST
LINE OF SAID SOUTHWEST QUARTER OF SECTION 1, A DISTANCE OF 500.27 FEET;
THENCE S89°27'46"E ALONG A LINE 60.06 FEET TO THE EAST RIGHT OF WAY LINE
OF MILITARY TRAIL (STATE ROAD 809) AND THE POINT OF BEGINNING: THENCE
CONTINUE S89°27'46"E A DISTANCE OF 607.68 FEET TO THE EAST ALONG THE
SOUTH LINE OF THE PLAT OF MILITARY 6, PLAT BOOK 81 PAGE 136; THENCE
S01°59'11"E A DISTANCE OF 170.45 FEET, ALONG THE WEST LINE OF THE PLAT OF
HUNTER COURT, PLAT BOOK 86 PAGE 165; THENCE N89°27'46"W A DISTANCE OF
607.10 FEET ALONG THE NORTH LINE OF COCONUT AT MILITARY, PLAT BOOK
114, PAGE 108; THENCE N02°11'12"E A DISTANCE OF 170.48 FEET ALONG THE
EAST RIGHT OF WAY OF MILITARY TRAIL (STATE ROAD 809) TO THE POINT OF
BEGINNING.

SAID LANDS ARE SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42
EAST.

CONTAINING 103,440 ACRES, 2.375 SQ FT. MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

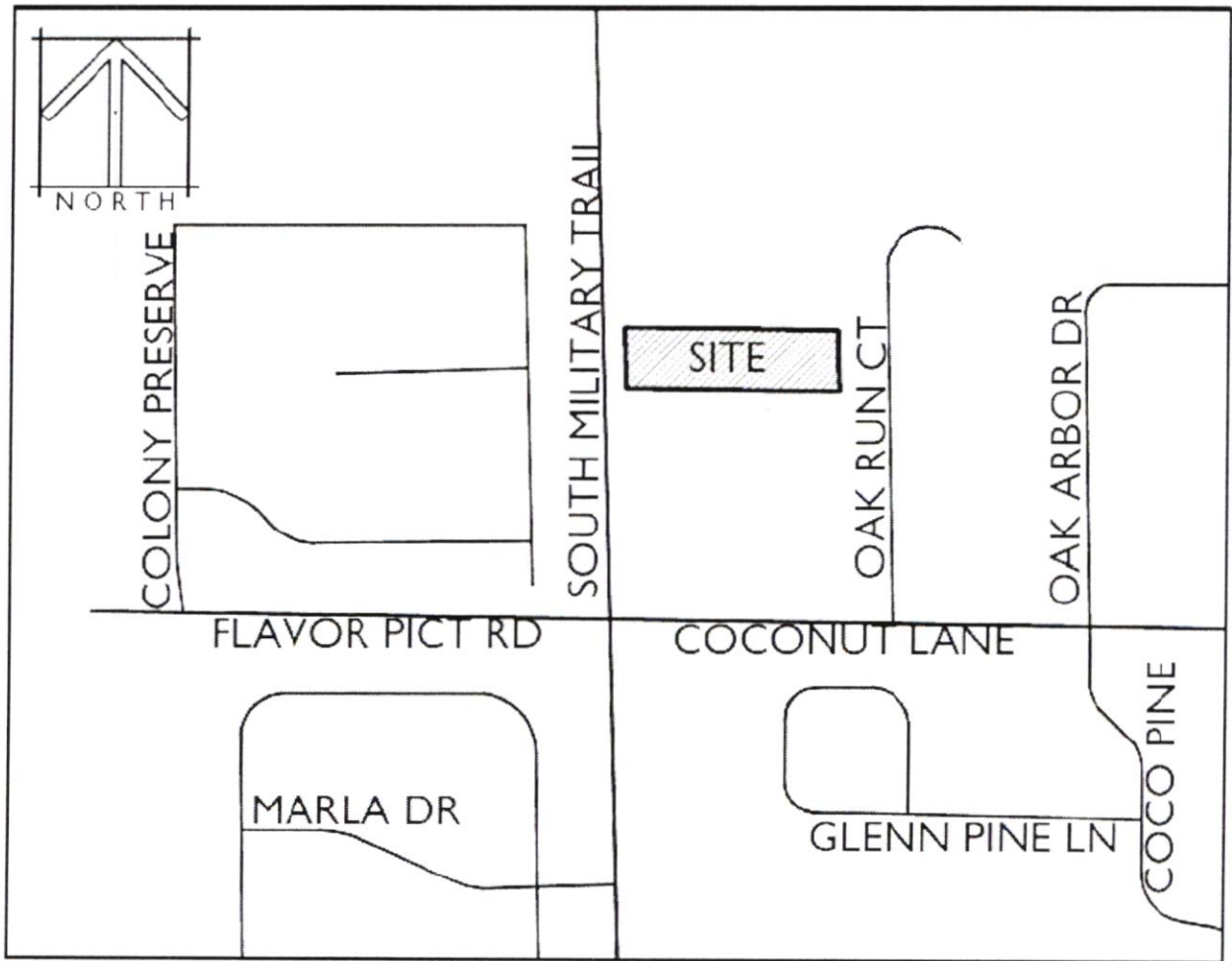


EXHIBIT C

CONDITIONS OF APPROVAL

Official Zoning Map Amendment

DISCLOSURE

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