

RESOLUTION NO. R-2007- 0225

RESOLUTION APPROVING ZONING APPLICATION PDD2006-189
(CONTROL NO.1987-032)
OFFICIAL ZONING MAP AMENDMENT
TO A PLANNED DEVELOPMENT DISTRICT (PDD)
APPLICATION OF HEALTH HIPPOCRATES
BY MILLER LAND PLANING, AGENT
(HIPPOCRATES PUD/CLF)

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, as amended, is authorized and empowered to consider applications relating to zoning; and

WHEREAS, the notice and 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 PDD2006-189 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 BCC) 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 PDD2006-189, the application of Health Hippocrates, by Miller Land Planning, agent, for an Official Zoning Map Amendment from the Agricultural Residential and the Residential Transitional Zoning Districts to the Residential Planned Unit Development 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, subject to the conditions of approval described in EXHIBIT C of DOA2006-189, attached hereto and made a part hereof.

Commissioner Marcus moved for the approval of the Resolution.

The motion was seconded by Commissioner Aaronson 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	-	

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 2nd day of March, 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 1

PROPERTY ADDRESS:

1443 Palmdale Court
West Palm Beach, Florida 33411

LEGAL DESCRIPTION: 00-42-43-27-05-003-0070

The Northeast quarter of Tract 7, Block 3, PALM BEACH FARMS COMPANY PLAT No. 3, a subdivision in Palm Beach County, Florida, according to the plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 2, Pages 45 to 54, LESS the East 15 feet thereof and also LESS the North 51 feet thereof.

TOGETHER WITH,

The Northwest quarter of Tract 7, Block 3, PALM BEACH FARMS COMPANY PLAT No. 3, according to the plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 2, Pages 45 to 54, inclusive, LESS the North 51 feet thereof.

Lying in Section 28, Township 43 South, Range 42 East, Palm Beach County, Florida.

Also known as HIPPOCRATES HEALTH INSTITUTE, 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 104, Pages 118 and 119.

PARCEL 2

PROPERTY ADDRESS:

7215 Palmdale Court
West Palm Beach, Florida 33411

LEGAL DESCRIPTION: 00-42-43-27-05-003-0131

The West one-half of the Southwest one-quarter, LESS the West 310 feet of the South 264 feet thereof, of Tract 7, Block 3, THE PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof recorded in Plat Book 2, Page 45, Public Records of Palm Beach County, Florida.

PARCEL 3

PROPERTY ADDRESS:

1341 Palmdale Court
West Palm Beach, Florida 33411

LEGAL DESCRIPTION: 00-42-43-07-05-003-0150

The South half of the North 2 acres of the East half of the South half of the West half of Tract 7, Block 3, THE PALM BEACH FARMS CO., PLAT NO. 3, according to the map or Plat thereof as recorded in Plat Book 2, Pages 45 to 54 inclusive. LESS the East 15 feet thereof conveyed to the County of Palm Beach for road Right of Way in Official Record Book 2202, Page 868, and also LESS the following described parcel of land: Beginning at the Southeast corner of the South half of the North 2 acres of the East half of the South half of the West half of said Tract 7, thence Westerly 210.45 feet; thence Northerly 100 feet; thence Easterly 210.45 feet, thence Southerly 100 feet to the POINT OF BEGINNING.

PARCEL 4

PROPERTY ADDRESS:

1333 Palmdale Court
West Palm Beach, Florida 33411

LEGAL DESCRIPTION: 00-42-43-27-05-003-0151

A parcel of land in the South half of the North 2 acres of the East half of the South half of the West half of Tract 7, Block 3, PALM BEACH FARMS COMPANY'S PLAT NO. 3, according the map or Plat thereof as recorded in Plat Book 2, Pages 45 to 54, inclusive, Public Records of Palm Beach County, Florida, more particularly described as follows:

BEGINNING at the Southeast corner of the above described property; thence Westerly along the South line of the above described property a distance of 210.45 feet; thence Northerly, along a line parallel with the East line of the above described property, a distance of 100 feet; thence Easterly, along a line parallel with the Westerly course aforescribed, a distance of 210.45 feet; thence Southerly along the East line of the aforescribed property, a distance of 100 feet to the POINT OF BEGINNING; LESS the East 15 feet thereof for road right of way.

PARCEL 5

PROPERTY ADDRESS:

1286 Palmdale Court
West Palm Beach, Florida 33411

LEGAL DESCRIPTION: 00-42-43-27-05-003-0160

The North 132 feet of the South 264 feet of the West 165 feet of the East half of Tract 7, Block 3, 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, Pages 45 through 54, inclusive, LESS the West 15 feet thereof conveyed to the County of Palm Beach in Official Record Book 2202, Page 862, Public Records of Palm Beach County, Florida

PARCEL 6

PROPERTY ADDRESS:

1275 Skees Road
West Palm Beach, Florida 33411

LEGAL DESCRIPTION: 00-42-43-27-05-003-0081

Beginning at a point on the Southeast corner of the East ½ of Tract 7, Block 3, 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, Florida, recorded in Plat Book 2, Pages 45 - 53, inclusive, being the POINT OF BEGINNING, thence Westerly on a line parallel to the North line a distance of 330 feet, thence Northerly on a line parallel to the East line a distance of 660 feet, thence Easterly on a line parallel to the South line a distance of 330 feet, thence Southerly a distance of 660 feet to the POINT OF BEGINNING.

LESS and EXCEPTING the East 8 feet for Right of Way of Skees Road as recorded in Deed Book 964, Page 486, Public Records of Palm Beach County, Florida.

PARCEL 7

PROPERTY ADDRESS:

1312 Palmdale Court
West Palm Beach, Florida 33411

LEGAL DESCRIPTION: 00-42-42-27-05-003-0100

Beginning at a point on the West line 264 feet North of the Southwest corner of the East half of Tract 7, in Block 3, THE PALM BEACH FARMS CO. PLAT NO. 3, according 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, Pages 45 to 54 inclusive; being the POINT OF BEGINNING; thence Northerly on the West line of the East half of Tract 7, a distance of 132 feet; thence Easterly on a line parallel to the South line of said East half of Tract 7, a distance of 330 feet; thence Southerly on a line parallel to the West line of the East half of Tract 7, a distance of 132 feet; thence Westerly on a parallel course to the North line hereof, a distance of 330 feet to the POINT OF BEGINNING.

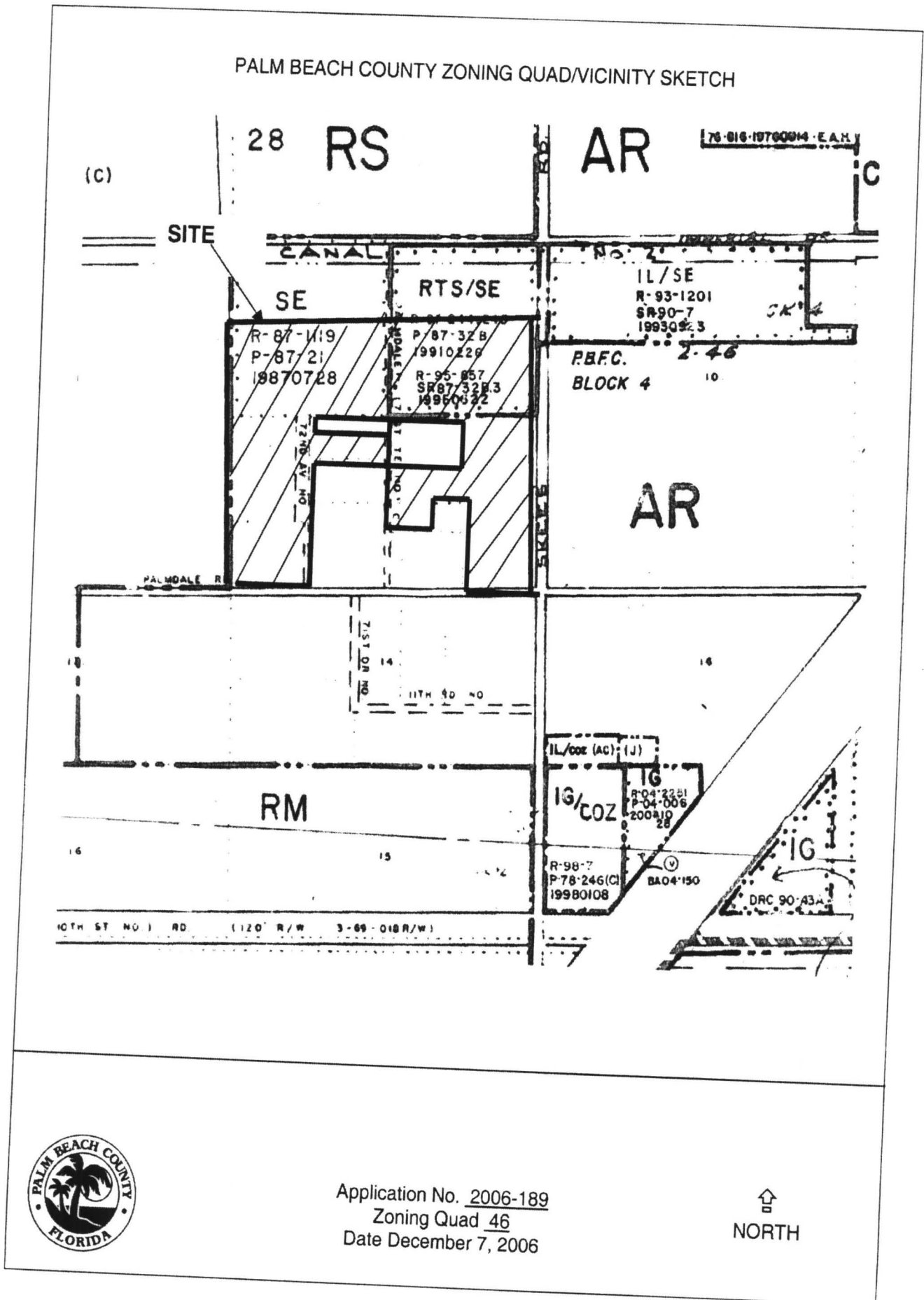
LESS the West 15 feet thereof conveyed to the County of Palm Beach for the Right-of-Way of Palmdale Court as recorded in Official Records Book 2202, Page 860, Public Records of Palm Beach County, Florida.

PARCEL 8
PROPERTY ADDRESS:
7221 Palmdale Road
West Palm Beach, Florida 33411

LEGAL DESCRIPTION: 00-42-42-27-05-003-0130

The West 310 feet of the South 264 feet of the West half of the Southwest one-quarter of Tract 7, Block 3, 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, Pages 45 through 54, inclusive.

EXHIBIT B
VICINITY SKETCH



Application No. 2006-189
Zoning Quad 46
Date December 7, 2006

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NORTH