

RESOLUTION NO. R-2001- 0808

RESOLUTION APPROVING ZONING PETITION **Z84-076(G)**
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF UNIVERSAL HEALTH SERVICES, INC.
BY ANNA COTTRELL, AGENT
(WELLINGTON REGIONAL MEDICAL CENTER)

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 petitions relating to zoning; and

WHEREAS, the notice and public hearing requirements, as provided for in Article 5 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 92-20, as amended), have been satisfied; and

WHEREAS, Zoning Petition **Z84-076(G)** was presented to the Board of County Commissioners at a public hearing conducted on May 24, 2001; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner 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 made 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 requirements of the Palm Beach County Unified Land Development Code;
3. This official zoning map amendment (rezoning) is compatible with surrounding uses and zones, as defined in the Palm Beach County Unified Land Development Code, is generally consistent with existing uses and zones surrounding the subject land, and is the appropriate zoning district for the land;
4. 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;
5. This official zoning map amendment (rezoning) will result in a logical and orderly development pattern;
6. This official zoning map amendment (rezoning) complies with Article 11 (Adequate Public Facilities Standards) of the Palm Beach County Unified Land Development Code; and,
7. This official zoning map amendment (rezoning) is consistent with the requirements of all other applicable local land development regulations.

WHEREAS, Article 5, Section 5.3.D.9 (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 Petition **Z84-076(G)**, the petition of Universal Health Services, Inc., by Anna Cottrell, agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Residential/Special Exception (RSER/SE) Zoning District to the Institutional and Public Facility (IPF) 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 May 24, 2001.

Commissioner Marcus moved for the approval of the Resolution.

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

Warren H. Newell, Chairman	-	Aye
Carol A. Roberts, Vice Chair	-	Absent
Karen T. Marcus	-	Aye
Mary McCarty		Aye
Burt Aaronson		Aye
Tony Masilotti		Aye
Addie L. Greene		Aye

The Chairthereupon declared that the resolution was duly passed and adopted on May 24, 2001.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: 
COUNTY ATTORNEY

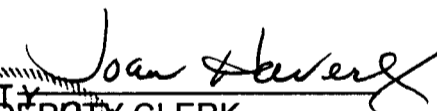
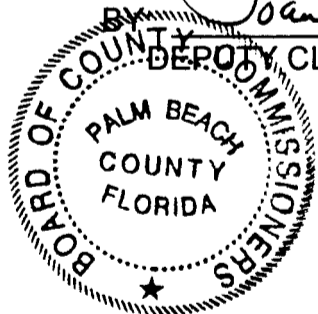
BY: 
DEPUTY CLERK


EXHIBIT A

LEGAL DESCRIPTION

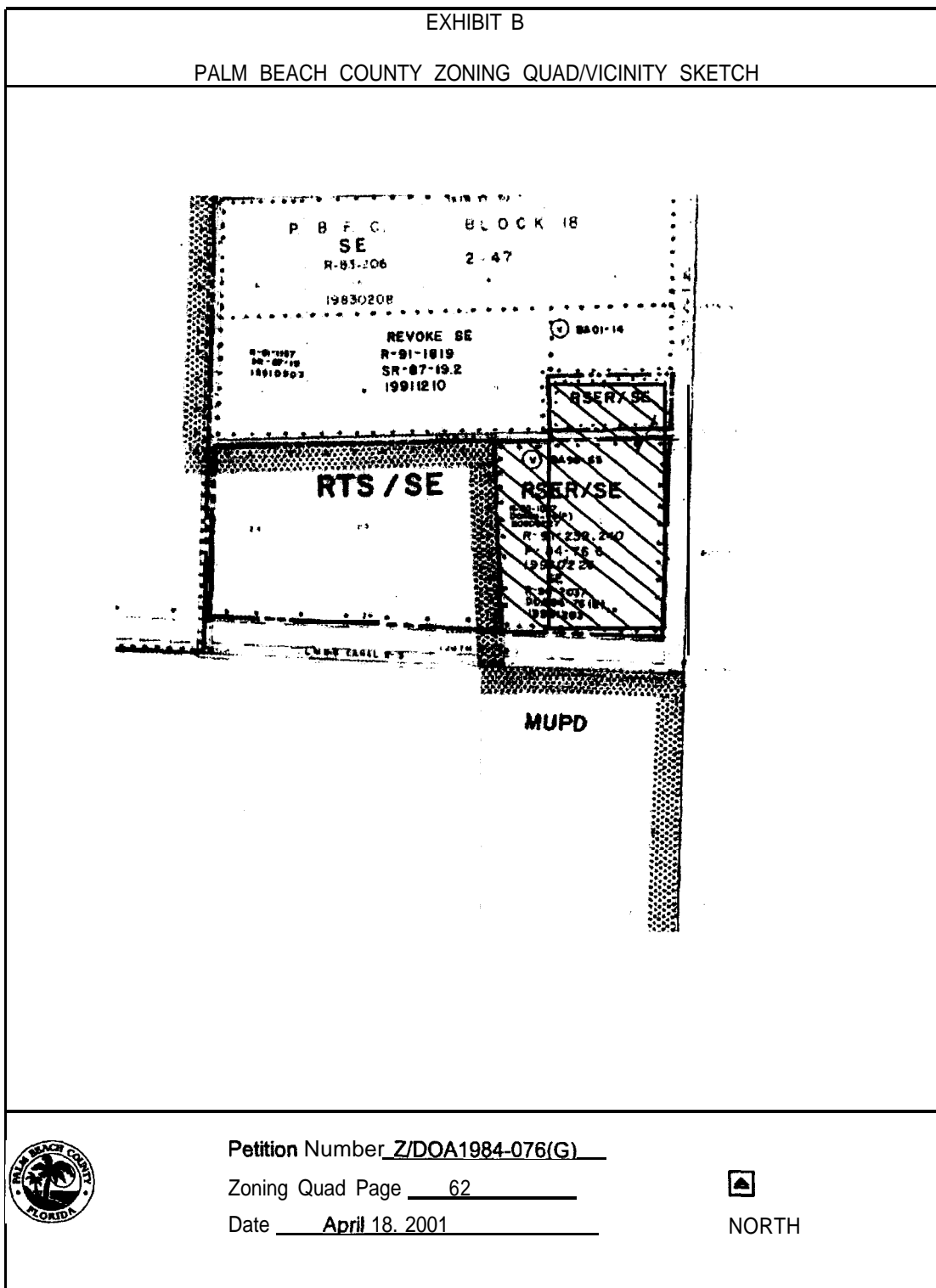
A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF TRACTS 20, 21, 22, 27 AND 28, BLOCK 18, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, THENCE RUN NORTH $01^{\circ}33'42''$ EAST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 1,661.58 FEET; THENCE SOUTH $88^{\circ}58'04''$ WEST, 240.25 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 7) AS NOW LAID OUT AND IN USE AND THE POINT OF BEGINNING; THENCE SOUTH $01^{\circ}33'42''$ WEST, ALONG SAID WEST RIGHT-OF-WAY LINE AND PARALLEL WITH AND 240.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID SECTION 12, 685.61 FEET; THENCE SOUTH $03^{\circ}51'08''$ WEST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 856.70 FEET; THENCE SOUTH $48^{\circ}58'05''$ WEST, ALONG THE SAFE CORNER FOR U.S. HIGHWAY NO. 441 AND FOREST HILL BOULEVARD, 56.68 FEET TO A POINT ON A CURVE ON THE NORTH RIGHT-OF-WAY LINE OF SAID FOREST HILL BOULEVARD, RADIAL BEARING NORTH $04^{\circ}05'02''$ EAST, SAID CURVE HAVING A RADIUS OF 5,665.58 FEET AND CENTRAL ANGLE OF $02^{\circ}37'38''$; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, A DISTANCE OF 259.78 FEET TO A POINT (RADIAL BEARING NORTH $06^{\circ}42'40''$ EAST); THENCE NORTH $82^{\circ}09'23''$ WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, 400.07 FEET; THENCE NORTH $80^{\circ}50'44''$ WEST, ALONG SAID RIGHT-OF-WAY, 15.02 FEET; THENCE NORTH $01^{\circ}16'18''$ WEST, 1,126.08 FEET; THENCE NORTH $89^{\circ}00'59''$ EAST, 255.92 FEET; THENCE NORTH $01^{\circ}16'18''$ WEST, 355.60 FEET; THENCE NORTH $88^{\circ}58'04''$ EAST, 565.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.177 ACRES MORE OR LESS

BEARINGS CITED ARE BASED ON THE EAST LINE OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEARING NORTH $01^{\circ}33'42''$ EAST.

EXHIBIT B
VICINITY SKETCH



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Date April 18, 2001



NORTH