

RESOLUTION NO. R-2001- 1865

RESOLUTION APPROVING ZONING PETITION Z1978-283(A)  
OFFICIAL ZONING MAP AMENDMENT (REZONING)  
WITH A CONDITIONAL OVERLAY ZONE (COZ)  
PETITION OF GREAT WESTERN BANK  
BY ROBERT BASEHART, AGENT  
(CVS PHARMACY)

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

WHEREAS, Zoning Petition Z1978-283(A) was presented to the Board of County Commissioners at a public hearing conducted on October 25, 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) with approved conditions 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) with approved conditions 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) with approved conditions will result in a logical and orderly development pattern;
6. This official zoning map amendment (rezoning) complies with Article 1 ■ , (Adequate Public Facilities) of the Palm Beach County Unified Land Development Code, Ordinance 92-20, as amended; 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 21978-283(A), the petition of Great Western Bank by Robert Basehart, agent, for an Official Zoning Map Amendment from Specialized Commercial (CS) to General Commercial (CG) with a CONDITIONAL OVERLAY ZONE (COZ) 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 October 25, 2001, subject to the conditions of DOA1978-283(A).

Commissioner Roberts moved for the approval of the Resolution.

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

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

The Chair thereupon declared that the resolution was duly passed and adopted on October 25, 2001.

Filed with the Clerk of the Board of County Commissioners on 25 day of October, 2001.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: [Signature]  
COUNTY ATTORNEY

BY: [Signature]  
DEPUTY CLERK

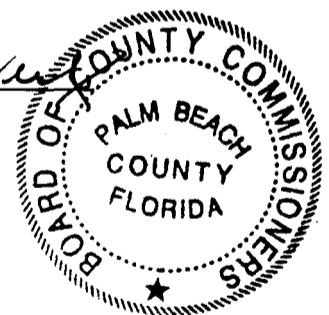


EXHIBIT A

LEGAL DESCRIPTION

NORTH 515.00 FEET OF THE WEST ONE-HALF (W. ½) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4), LESS THE NORTH 66 FEET AND THE WEST 60 FEET THEREOF, IN SECTION 22, TOWNSHIP 46 SOUTH RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND FURTHER LESS THE FOLLOWING DESCRIBED RIGHT-OF-WAY FOR JOG ROAD:

A PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 22, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 22. SAID POINT BEING ALONG THE CENTERLINE OF JOG ROAD (A.K.A. CARTER ROAD), 120.00 FEET IN WIDTH; THENCE ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER AND ALONG THE CENTERLINE OF JOG ROAD S02°10'41"E, A DISTANCE OF 66.02 FEET; THENCE DEPARTING FROM SAID WEST LINE AND CENTERLINE OF JOG ROAD, N89°15'41"E, A DISTANCE OF 60.02 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF JOG ROAD AND THE SOUTH RIGHT OF WAY LINE OF ATLANTIC AVENUE (S.R. 806). SAID SOUTH LINE BEING 66.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 22, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF ATLANTIC AVENUE N89°15'41"E, A DISTANCE OF 37.02 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, S43°32'30"W, A DISTANCE OF 51.69 FEET TO INTERSECT THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF JOG ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF JOG ROAD, N02°10'41"W, A DISTANCE OF 37.02 FEET TO THE POINT OF BEGINNING.

LESS LANDS OWNED BY L.W.D.D. PER CHANCERY CASE #407 IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 121,691 SQUARE FEET (2.794 ACRES) MORE OR LESS.

EXHIBIT B  
VICINITY SKETCH

