

RESOLUTION NO. R-2002- 0130

RESOLUTION APPROVING ZONING PETITION Z2000-089(A)
OFFICIAL ZONING MAP AMENDMENT (REZONING)
WITH A CONDITIONAL OVERLAY ZONE (COZ)
PETITION OF WELLINGTON REGIONAL MEDICAL CENTER
BY ANNA COTTRELL, AGENT
(WELLINGTON MEDICAL OFFICE CAMPUS)

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 Z2000-089(A) was presented to the Board of County Commissioners at a public hearing conducted on January 31, 2002; 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 11, (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 Z2000-089(A), the petition of Wellington Regional Medical Center by Anna Cottrell, agent, for an Official Zoning Map Amendment (Z) from the Agricultural Residential (AR) to the Institutional and Public Facility (IPF) Zoning District 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 January 31, 2002, subject to the conditions of the CONDITIONAL OVERLAY ZONE (COZ) described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Aaronson moved for the approval of the Resolution.

The motion was seconded by Commissioner Marcus 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 | - | Aye |
| Mary McCarty | - | Absent |
| Burt Aaronson | - | Aye |
| Tony Masilotti | - | Absent |
| Addie L. Greene | - | Aye |

The Chair thereupon declared that the resolution was duly passed and adopted on January 31, 2002.

Filed with the Clerk of the Board of County Commissioners on 12 day of February, 2002

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: 
DEPUTY CLERK

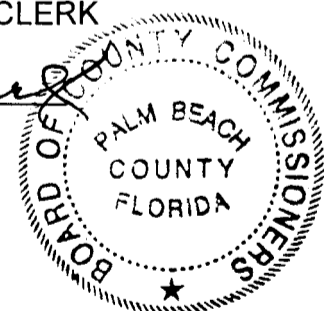


EXHIBIT A
LEGAL DESCRIPTION

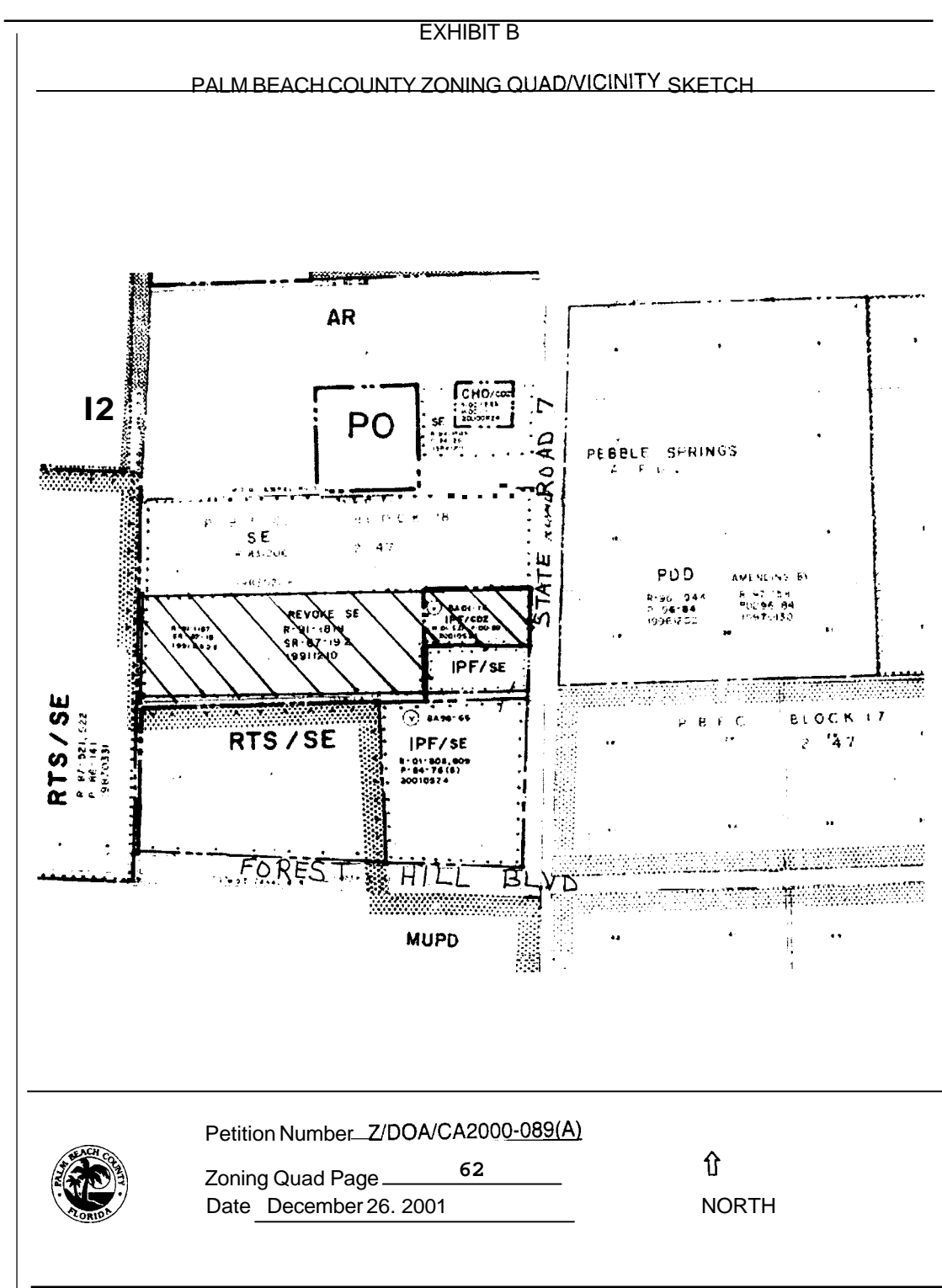
(REZONE PARCEL)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA. BEING DESCRIBED AS FOLLOWS:

TRACT 17, BLOCK 18 LESS THE WEST 26.4 FEET THEREOF, **AND** ALL OF TRACTS 18 AND 19, BLOCK 18, **PALM BEACH FARMS COMPANY PLAT NO. 3**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

CONTAINING 1,185,308 SQUARE FEET, OR, 27.211 ACRES, MORE OR LESS.

EXHIBIT B
VICINITY SKETCH



Petition Number Z/DOA/CA2000-089(A)



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Date December 26, 2001

↑
NORTH