

RESOLUTION NO. R-98- 1806

RESOLUTION APPROVING ZONING PETITION Z98-21
OFFICIAL ZONING MAP AMENDMENT (REZONING)
PETITION OF ROBERT WHITAKER, TRUSTEE
BY KEVIN MCGINLEY, AGENT
(CONGRESS PARK II 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 Z98-21 was presented to the Board of County Commissioners at a public hearing conducted on October 22, 1998; 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 Z98-21, the petition of Robert Whitaker, Trustee, by Kevin McGinley, agent, for an OFFICIAL ZONING MAP AMENDMENT (REZONING) from the Residential High Density (RH) Zoning District to the Commercial Low Office (CLO) 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 October 22, 1998.

Commissioner Newell moved for the approval of the Resolution.

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

Burt Aaronson, Chair	--	Aye
Maude Ford Lee, Vice Chair	--	Absent
Ken Foster	--	Aye
Karen T. Marcus	--	Aye
Mary McCarty	--	Absent
Warren Newell	--	Aye
Carol A. Roberts	--	Aye

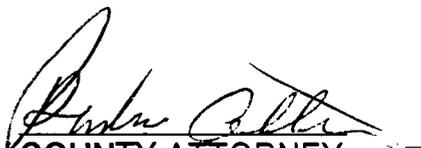
The Chair thereupon declared that the resolution was duly passed and adopted on October 22, 1998.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

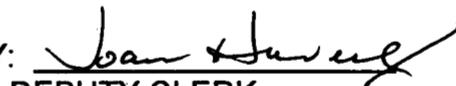
PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY:


COUNTY ATTORNEY

BY:


DEPUTY CLERK

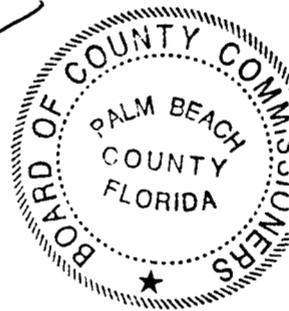


EXHIBIT A
LEGAL DESCRIPTION

Being portions of Lots B, C, D, and E, Block 66, PALM BEACH FARMS CO. PLAT NC. 7, as recorded in Plat Book 5, Page 72, Public Records of Palm Beach County, Florida; being more particularly described as follows:

Commencing at the east quarter corner of Section 30, Township 44 South, Range 43 East; thence South 01°24'23" West (State Plane Grid Bearing Datum) along the east line of Section 30, a distance of 129.00 feet; thence North 87°50'45" West, 332.40 feet to the east line of Lot A, said Block 66; thence South 01°24'43" West along said east line 66.01 feet to the POINT OF BEGINNING; thence continue South 01°24'43" West, 246.52 feet to the north line of the south 102.29 feet of Lot D, Block 66; thence North 87°48'23" West along said North line, 50.00 feet; thence South 01°24'43" West along the west line of the east 50 feet of Lot D, Block 66, a distance of 102.25 feet to the south line of Lot D; thence North 87°47'34" West along said line, 117.62 feet; thence South 01°25'02" West along the east line of the west 150 feet of Lot E, Block 66, a distance of 135.91 feet to the south line of Lot E; thence North 87°46'46" West along the south line of Lot E, Block 66, a distance of 150.01 feet to the southwest corner of Lot E, Block 66; thence North 01°25'03" East along said line 470.41 feet to a point on the southeast right-of-way line of Melaleuca Lane being a non-tangent curve through which a radial line bears South 08°37'28" East; thence northeasterly along said right-of-way line, being an arc of a curve concave to the southeast having a radius of 791.00 feet, a central angle of 10°46'44", and an arc distance of 148.81 feet to a point of tangency; thence South 87°50'45" East along said right-of-way, 169.49 feet to the POINT OF BEGINNING.

