

RESOLUTION NO. R-2014- 0879

RESOLUTION APPROVING ZONING APPLICATION ZV/DOA/R-2014-00285
(CONTROL NO. 1986-00008)

a Requested Use
APPLICATION OF Woolbright Pinewood LLC
BY Land Design South, Inc., AGENT
(Pinewood Square)

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 applications relating to zoning;

WHEREAS, the notice and public 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;

WHEREAS, Zoning Application ZV/DOA/R-2014-00285 was presented to the Board of County Commissioners at a public hearing conducted on June 26, 2014;

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;

WHEREAS, the, Board of County Commissioners pursuant to Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067 as amended) is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS hereby incorporates by reference the Findings of Fact in the staff report addressing the standards contained in Article 2.B.2.B for a a Requested Use; and,

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 ZV/DOA/R-2014-00285, the petition of Woolbright Pinewood Llc, by Land Design South, Inc., agent, for a Requested Use to allow a Medical Center in the Multiple Use Planned Development (MUPD) Zoning District, on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on June 26, 2014, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Abrams moved for the approval of the Resolution.

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

Commissioner Priscilla A. Taylor, Mayor	-	Aye
Commissioner Paulette Burdick, Vice Mayor	-	Aye
Commissioner Hal R. Valeche	-	Aye
Commissioner Shelley Vana	-	Aye
Commissioner Steven L. Abrams	-	Aye
Commissioner Mary Lou Berger	-	Aye
Commissioner Jess R. Santamaria	-	Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on June 26, 2014.

Filed with the Clerk of the Board of County Commissioners on July 02, 2014.

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

Parcels 1 through 8, inclusive, PINWOOD SQUARE, according to the Plat thereof as recorded in Plat Book 84, Page 129, of the Public Records of Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida and containing 1,135,247 square feet (26.0617 acres) more or less.

TOGETHER WITH

A parcel of land in Tract 39 of Hiatus, Township 44 1/2 South, Range 42 East, Palm Beach County, Florida, described as follows:

Commencing at the quarter section corner in the south line of Section 34, Township 44 South, Range 42 East, Palm Beach County, Florida; thence S88°32'23"E, along the centerline of Lantana Road and south line of said Section 34, a distance of 196.00 feet; thence S01°27'37"W, a distance of 54.00 feet to the Point of Beginning and intersection with the south right of way line of said Lantana Road, said south right of way line lying 54.00 feet south of and parallel with said south line of Section 34; thence S88°32'23"E, along the south right of way line of said Lantana Road, a distance of 378.50 feet; thence S01°27'37"W, a distance of 165.00 feet to the intersection with a line 165.00 feet southerly of and parallel with the south right of way line of said Lantana Road; thence N88°32'23"W, along said parallel line a distance of 348.37 feet to a non-radial intersection with a curve concave to the northeast having a radius of 1577.02 feet and a tangent bearing of S20°43'44"E, thence northwesterly along the arc of said curve and easterly right of way line of Jog Road through a central angle of 05°09'56", a distance of 142.18 feet to a non-radial intersection; thence N36°39'26"E, a distance of 40.87 feet to the Point of Beginning.

Less and except additional right-of-way for Jog Road as described in Deed recorded in Official Records Book 6334, Page 1216, public records of Palm Beach County, Florida.

57,889 square feet (1.3289 acres) more or less.

TOGETHER WITH

A parcel of land lying within Lot 2, Tract 39, of the "Hiatus" Township 44 1/2 South, Range 42 East, Palm Beach County, Florida according to the original Government Plat of "Hiatus" otherwise known as Township 44 1/2 South, Range 42 East, (between Townships 44 South and 45 South) and being more particularly described as follows:

Commence at the south one-quarter corner of Section 34, Township 44 South, Range 42 East, Palm Beach County, Florida; thence S88°32'23"E, (assumed bearing) along the south line of said Section 34, said south line also being the centerline of Lantana Road, a distance of 869.00 feet; thence S01°27'37"W, at right angles to the previous course, a distance of 54.00, to a point on the southerly right-of-way line of said Lantana Road and the Point of Beginning of the following described parcel; thence continue S01°27'37"W, a distance of 194.90 feet; thence N88°32'23"W, a distance of 223.50 feet; thence N01°27'37"E, a distance of 194.90 feet to a point on said southerly right-of-way line of Lantana Road; thence S88°32'23"E, along said southerly right-of-way line of Lantana Road, a distance of 233.50 feet, to the Point of Beginning.

43,560 square feet (1.0 acres) more or less.

TOTAL AREA 28.3906 ACRES

EXHIBIT B
VICINITY SKETCH

LOCATION MAP **NTS.**

