

RESOLUTION NO. R-2025- 0231

RESOLUTION APPROVING ZONING APPLICATION Z/DOA-2024-01026
(CONTROL NO. 1984-00054)
an Official Zoning Map Amendment
APPLICATION OF Palms West Hospital Ltd. Partnership - Todd Maxwell
BY Urban Design Studio, AGENT
(Palms West Hospital Expansion)

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 pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application Z/DOA-2024-01026 was presented to the Board of County Commissioners at a public hearing conducted on February 27, 2025;

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 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for an Official Zoning Map Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC 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 Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC 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:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application Z/DOA-2024-01026, the Application of Palms West Hospital Ltd. Partnership - Todd Maxwell, by Urban Design Studio, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District in part and the Rural Services (RSER) Zoning District in part to the Institutional Public Facilities (IPF) Zoning District on 18.84 acres, on a parcel of land generally described as shown on the legal description 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 February 27, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Baxter moved for the approval of the Resolution.

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

Commissioner Maria G. Marino, Mayor	-	Aye
Commissioner Sara Baxter, Vice Mayor	-	Aye
Commissioner Gregg K. Weiss	-	Aye
Commissioner Joel G. Flores	-	Absent
Commissioner Marci Woodward	-	Aye
Commissioner Maria Sachs	-	Aye
Commissioner Bobby Powell, Jr.	-	Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on February 27, 2025.

Filed with the Clerk of the Board of County Commissioners on March 6, 2025.

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

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



EXHIBIT A
LEGAL DESCRIPTION

8504-WEST PARCEL

ALSO KNOWN AS:

A PORTION OF LOT 4, BLOCK K, LOXAHATCHEE DISTRICT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK K, ALSO BEING THE NORTHWEST CORNER OF PALMS WEST MEDICAL CENTER - REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 41 THROUGH 45 OF SAID PUBLIC RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 4 AND THE WEST LINE OF SAID PALMS WEST MEDICAL CENTER - REPLAT NO. 1, S02°17'46"W, A DISTANCE OF 834.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST AND WEST LINE, S02°17'46"W, A DISTANCE OF 1220.99 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 80, SOUTHERN BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 12372, PAGE 468 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N88°08'24"W, A DISTANCE OF 260.20 FEET; THENCE N02°17'46"E, A DISTANCE OF 80.00 FEET; THENCE N88°08'24"W, A DISTANCE OF 248.56 FEET; THENCE N02°17'46"E, A DISTANCE OF 321.11 FEET; THENCE N88°08'24"W, A DISTANCE OF 275.01 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 4, BLOCK K; THENCE ALONG SAID WEST LINE, N02°17'45"E, A DISTANCE OF 805.25 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 834.00 FEET OF SAID LOT 4, BLOCK K, AS MEASURED ALONG THE EAST AND WEST LINES OF SAID LOT 4, BLOCK K; THENCE ALONG SAID SOUTH LINE, S89°12'34"E, A DISTANCE OF 784.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 821,024 SQUARE FEET OR 18.848 ACRES MORE OR LESS.

EXHIBIT B
VICINITY SKETCH



EXHIBIT C

CONDITIONS OF APPROVAL

Official Zoning Map Amendment

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.