

RESOLUTION NO. 63-1983-1477

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CITY OF PALM BEACH GARDENS TO REZONE PROPERTY AFTER ANNEXATION, PURSUANT TO §171.062, FLORIDA STATUTES, AND CITY OF PALM BEACH GARDENS RESOLUTION NO. 63-1983.

WHEREAS, by its Resolution No. 63-1983, the City of Palm Beach Gardens has requested permission from the Board of County Commissioners to rezone the property described therein after Annexation of same into the Corporate Limits of the City; and

WHEREAS, the property is currently zoned R1-Residential High Density and is subject to County Land use controls; and

WHEREAS, the City proposes to rezone the property to PUD-Planned Unit Development with underlying zoning of CPO-Commercial Professional Office Zoning District to enable the petitioner to develop the parcel for Residential or Commercial purposes; and

WHEREAS, the Comprehensive Land Use Plan identifies the subject site as having a Medium High to High Land use designation, allowing for a density range of twelve (12) units per acre in a standard subdivision, and eighteen (18) units per acre in a Planned Unit Development. No "Commercial Potential" is designated in the County's Land Use Plan for the annexed parcel of land; and

WHEREAS, the Intergovernmental Coordination Element Section of the Palm Beach County Comprehensive Land Use Plan (Ordinance 80-8, as amended by Ordinance 81-27 and 82-26) provides that the Board of County Commissioners may find the proposed waiver request compatible with the Comprehensive Plan if the uses and/or densities proposed will have no significant effect on County systems, or such effect is mitigated by compliance with the Performance Standards; and

WHEREAS, the Planning, Zoning, and Building Department has reviewed the request and has found that the proposed development is inconsistent with the Comprehensive Land Use Plan designation of R1-Residential High Density with Medium High to High Land Use Designation for the subject area but would have little or no significant impact on County Systems as outlined in the November 7, 1983 memorandum of the Planning Director, attached hereto and made a part hereof; and

WHEREAS, Florida Statutes, §171.062 requires that when a City desires to rezone property which was previously subject to County Land

Use control, that the City must request and receive permission for such change from the Board of County Commissioners of the respective County;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby affirmed and ratified.
2. This Board finds that the Rezoning proposed by the City of Palm Beach Gardens will have no significant impact upon County systems.
3. The request of the City of Palm Beach Gardens in its Resolution No. 63-1983, attached hereto and made a part hereof, is hereby approved.

The foregoing Resolution was offered by Commissioner Wilken who moved its adoption. The motion was seconded by Commissioner Koehler and, upon being put to a vote, the vote was as follows:

PEGGY B. EVATT - Aye  
 KENNETH G. SPILLIAS - Aye  
 DENNIS P. KOEHLER - Aye  
 DOROTHY H. WILKEN - Aye  
 BILL BAILEY - Aye

The Chairman thereupon declared the Resolution duly passed and adopted this 15th day of November, 1983.

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

JOHN B. DUNKLE, Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: *Phyllis A. Howard*  
Deputy Clerk

By: *John Bailey*  
County Attorney

NOV 15 1983

FILED THIS ..... DAY OF  
 ....., 19 .....

AND RECORDED IN RESOLUTION

MINUTE BOOK NO ... 318 ... AT

PAGE 423-440 RECORD VERIFIED

JOHN B DUNKLE, CLERK

By *AD* ..... D.C.

R 83 1477

764

**Inter-Office Communication**  
PALM BEACH COUNTY

**TO** Stan Redick, Planning Director    **DATE** October 31, 1983  
**FROM** Richard Morley, Principal Planner    **FILE**  
**RE** Annexation/Rezoning/Waiver Request  
Palm Beach Gardens Resolution #63-1983

The Planning Division has reviewed the above waiver request under Chapter 171.062 Florida Statutes and offer the following comments.

Background Information

The City of Palm Beach Gardens has recently annexed a .3 acre parcel of land located on the corner of Bomar Drive and Ellison Wilson Road (see location map). The request is now for the purpose of rezoning the annexed parcel from the County Zoning Classification (RH) Residential High Density to the City's Zoning Classification of (PUD) - Planned Unit Development with underlying zoning of CPO - Commercial Professional Office Zoning District. There is an existing four-plex on site which will be renovated into professional offices.

Land Use Plan and Zoning District

- a) The subject site is presently zoned (RH) Residential High Density by the County.
- b) The City proposes to rezone the property to PUD - Planned Unit Development with underlying zoning of CPO - Commercial Professional Office Zoning District.
- ~~c) There is a significant difference between the County's existing (RH) Residential High Density District and the City's proposed (CPO) Commercial Professional Office Zoning District.~~
- d) The County's Land Use Plan identifies the subject site as having a Medium High to High Land Use Designation allowing for a density range of 12 units per acre in a standard subdivision and 18 units per acre in a PUD. No "Commercial Potential" is designated in the County's Land Use Plan for the annexed parcel of land.
- e) The City's rezoning to CPO Commercial Professional Office Zoning District is not consistent with the County's Land Use Plan designation of Medium High to High Residential.

Waiver Determination

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Although the City's rezoning to CPO is not consistent with the County's Comprehensive Plan, the Board of County Commissioners, under the Amendment to Intergovernmental Coordination Element of the Palm Beach County Comprehensive Plan, may find the proposed waiver compatible with the Plan if

SIGNED \_\_\_\_\_

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Stan Radick  
October 31, 1983  
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~~"the uses and/or densities in the municipal plan for the area have no significant impact (as defined in the Comprehensive Plan or other adopted ordinances) on County Systems." In this case, there is no significant impact on County Systems including water, sewer, traffic and environmental impacts. Water and sewer are provided and there are no environmental problems on site. Only 36 trips per day for General Office or 233 trips per day for medical offices are the anticipated traffic impacts from the project. These traffic counts will have no significant impact on the County's Roadway System.~~

*Richard E. Maly*

RM:cjs  
Encl.

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BOOK 318 426



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY PURSUANT TO FLORIDA STATUTES 171.062, WAIVE THE TWO (2) YEAR PERIOD FOR THE USE OF LANDS TO BE ANNEXED TO THE CITY OF PALM BEACH GARDENS, FLORIDA WITH THE CURRENT COUNTY ZONING CLASSIFICATION MEDIUM-MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT BEING CHANGED TO THE CITY'S ZONING CLASSIFICATION OF PUD - PLANNED UNIT DEVELOPMENT WITH UNDERLYING ZONING OF CPO - COMMERCIAL PROFESSIONAL OFFICE ZONING DISTRICT.

WHEREAS, the City of Palm Beach Gardens has received a request by Attorney John Gary, Authorized Agent, to annex the following described property:

LOT 11, ACCORDING TO THE PLAT OF BOMAR ADDITION, AS RECORDED IN PLAT BOOK 23, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 0.3-ACRES, MORE OR LESS. SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD.

AND WHEREAS, Chapter 171.062, Florida Statutes, requires that when a municipality shall annex unincorporated property with a zoning classification permitting a higher or lower intensity or density, than is currently in effect under permitted County zoning usage, that such use effected by the municipality cannot be utilized until two (2) years have elapsed from date of annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AS FOLLOWS:

Section 1. That the City Council hereby requests the Board of County Commissioners of Palm Beach County to waive the two (2) year statutory mandatory moratorium of land use on the foregoing lands annexed by the City of Palm Beach Gardens with a zoning classification of PUD - Planned Unit Development with underlying zoning of CPO - Commercial Professional Office Zoning District.

Section 2. That the City Clerk shall deliver certified copies of this Resolution to each member of the Board of County Commissioners of Palm Beach County, the County Administrator and the Director of Planning, Zoning and Building of Palm Beach County.

INTRODUCED, PASSED AND ADOPTED THIS THE 20<sup>th</sup> DAY OF October, 1983.



MAYOR

R. 83 1477

ATTEST:

Linda M. Ard Clerk of the City of Palm Beach Gardens do hereby certify that this is a true copy as taken from the Official records of the City of Palm Beach Gardens.

Linda M. Ard  
CITY CLERK

Linda M. Ard  
City Clerk, Deputy Clerk

September 12, 1983

ORDINANCE 15, 1983

AN ORDINANCE OF THE CITY OF PALM BEACH GARDENS, FLORIDA, ANNEXING A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, INTO THE CITY OF PALM BEACH GARDENS, FLORIDA, AND CONCURRENTLY WITH THE ANNEXATION THEREOF CREATING A ZONING AND USE CLASSIFICATION OF SAID LAND DESIGNATED AS A PLANNED UNIT DEVELOPMENT, WITH THE UNDERLYING PERMITTED ZONING USAGE OF SAID LAND BEING DESIGNATED AS CPO-COMMERCIAL PROFESSIONAL OFFICE ZONING DISTRICT; REQUIRING THE POSTING OF REQUISITE SURETY BY THE DEVELOPER TO ASSURE REQUIRED CONSTRUCTION OF ROAD PAVING, UTILITIES AND DRAINAGE IN A SUM OF MONEY TO BE DETERMINED BY THE CITY ENGINEER; PROVIDING FOR THE HATCHING OR COLORING OF THE OFFICIAL ZONING MAP OF THE CITY OF PALM BEACH GARDENS BY THE CITY CLERK TO REFLECT THE ZONING DESIGNATION CREATED HEREIN; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND, PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the contract purchaser and fee simple owner of the lands described in Exhibit "A", have filed a written Petition with the City of Palm Beach Gardens, Florida, requesting that the City of Palm Beach Gardens annex said described lands into and within the territorial boundaries of said City; and

WHEREAS, said Petitioners have further requested that the City of Palm Beach Gardens concurrently with the annexation thereof create a zoning use classification thereof to be designated as a Planned Unit Development with the underlying permitted zoning usage thereof designated as CPO - Commercial Professional Office Zoning District, and

WHEREAS, the City Council of Palm Beach Gardens, Florida, finds that the lands described in Exhibit "A" are contiguous to existing City boundaries, and that no enclave will be created by said annexation, that the City can furnish or cause to be furnished necessary utilities police, fire, and sanitation services, and that the annexation of said lands is in compliance with Chapter 171, Annexation, Florida Statutes and with the Palm Beach Gardens Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA:

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Section 1. The parcel of land comprising approximately of .33 acres, located in Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, and fully described in Exhibit "A" attached hereto and made a part hereof, is hereby annexed into the territorial limits of the City of Palm Beach Gardens, Florida, and shall henceforth be a part of said City with the same force and legal effect as if having been an original part thereof

Section 2. Concurrently with the annexation of said lands described in Exhibit "A" a zoning use classification of said lands is hereby created and designated as a Planned Unit Development with the underlying permitted zoning usage thereof being designated as CPO-Commercial Professional Zoning District with no usage permitted for medical and dental offices due to parking limitations.

Section 3. The Planned Unit Development created by this Ordinance shall be developed solely in accordance with the Site, Landscaping and Elevations Plan prepared by H. Carlton Decker & Associates, same consisting of two (2) sheets under date of August 3, 1983, and revised on August 16, 1983 and on September 14, 1983. Said described documents are hereby expressly made a part of this Ordinance as if fully set out herein.

Section 4. Prior to issuance of the initial Building Permit by the Building Official, for development of said Planned Unit Development, the Petitioner shall post with the City of Palm Beach Gardens a performance bond or a Letter of Credit in a sum of money which shall be determined by the City Engineer to assure construction by the Petitioner of all required road paving, drainage facilities and utilities in said Planned Unit Development. The requisite form and execution of the Bond or Letter of Credit shall be subject to the approval by the City Manager.

Further, prior to the issuance by the Building Official of the first Building Permit for a building structure in said Planned Unit Development, Petitioners shall obtain and file with

the City Clerk copies of all Permits required by law to be issued by Governmental entities other than the City of Palm Beach Gardens.

Section 5. The Petitioner, within 20 days from effective date of this Ordinance, shall execute and deliver to the City of Palm Beach Gardens, Florida, an Easement Deed in recordable form, wherein Petitioner is Grantor and said City is Grantee, which Deed shall convey, free and clear of liens and encumbrances, easement rights therein for Roadway and Utility Purposes, over, across, and under the South 2.5 feet of the real property described in Exhibit "A" attached hereto. The required Easement Deed shall be in a form acceptable to the City Attorney. The Attorney for Petitioner shall furnish to the City Attorney a Certificate of Title pertaining to the lands being conveyed that Petitioner has a good and marketable Title to same and that there are no liens or encumbrances thereon.

Section 6. The full development of said Planned Unit Development shall be completed within two (2) years from effective date hereof, and the Petitioner may obtain an extension of one (1) additional year for good cause shown by approval of subsequent Ordinance; otherwise, the City Council shall establish a zoning classification of permitted use for all lands remaining in the uncompleted portions of the Planned Unit Development.

Section 7. The City Clerk shall designate the change of zoning provided herein by coloring or hatching upon the official zoning map of the City. Further, the City Clerk shall furnish a certified copy of this Ordinance to the governmental bodies required by law.

Section 8. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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Section 9. This Ordinance shall be effective upon passage.

PLACED ON FIRST READING THIS 15th DAY OF SEPTEMBER, 1983.

PLACED ON SECOND READING THIS 30<sup>th</sup> DAY OF October, 1983.

PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF October, 1983.

J. S. [Signature]  
MAYOR

Michael Martin  
COUNCILMAN

John Kedes  
VICE MAYOR

[Signature]  
COUNCILMAN

[Signature]  
COUNCILMAN

ATTEST:

[Signature]  
CITY CLERK

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 11, According to the Plat of  
Bomar Addition, as recorded in  
Plat Book 23, Page 42, Public  
Records of Palm Beach County,  
Florida.

Containing in all 0.3 acres, more  
or less. Subject to rights-of-way,  
easements and other matters of record.

Linda McArd Clerk of the City of Palm  
Beach Gardens do hereby certify that this is a true copy  
as taken from the Official records of the City of Palm  
Beach Gardens.

Shirley H. Ard  
City Clerk, Deputy Clerk

R 83 1477



September 12, 1983

ORDINANCE 15, 1983

AN ORDINANCE OF THE CITY OF PALM BEACH GARDENS, FLORIDA, ANNEXING A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, INTO THE CITY OF PALM BEACH GARDENS, FLORIDA, AND CONCURRENTLY WITH THE ANNEXATION THEREOF CREATING A ZONING AND USE CLASSIFICATION OF SAID LAND DESIGNATED AS A PLANNED UNIT DEVELOPMENT, WITH THE UNDERLYING PERMITTED ZONING USAGE OF SAID LAND BEING DESIGNATED AS CPO - COMMERCIAL PROFESSIONAL OFFICE ZONING DISTRICT; REQUIRING THE POSTING OF REQUISITE SURETY BY THE DEVELOPER TO ASSURE REQUIRED CONSTRUCTION OF ROAD PAVING, UTILITIES AND DRAINAGE IN A SUM OF MONEY TO BE DETERMINED BY THE CITY ENGINEER; PROVIDING FOR THE HATCHING OR COLORING OF THE OFFICIAL ZONING MAP OF THE CITY OF PALM BEACH GARDENS BY THE CITY CLERK TO REFLECT THE ZONING DESIGNATION CREATED HEREIN; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND, PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the contract purchaser and fee simple owner of the lands described in Exhibit "A", have filed a written Petition with the City of Palm Beach Gardens, Florida, requesting that the City of Palm Beach Gardens annex said described lands into and within the territorial boundaries of said City; and

WHEREAS, said Petitioners have further requested that the City of Palm Beach Gardens concurrently with the annexation thereof create a zoning use classification thereof to be designated as a Planned Unit Development with the underlying permitted zoning usage thereof designated as CPO - Commercial Professional Office Zoning District; and

WHEREAS, the City Council of Palm Beach Gardens, Florida, finds that the lands described in Exhibit "A" are contiguous to existing City boundaries, and that no enclave will be created by said annexation, that the City can furnish or cause to be furnished necessary utilities police, fire, and sanitation services, and that the annexation of said lands is in compliance with Chapter 171, Annexation, Florida Statutes and with the Palm Beach Gardens Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA:

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Section 1. The parcel of land comprising approximately of 33 acres, located in Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, and fully described in Exhibit "A" attached hereto and made a part hereof, is hereby annexed into the territorial limits of the City of Palm Beach Gardens, Florida, and shall henceforth be a part of said City with the same force and legal effect as if having been an original part thereof

Section 2. Concurrently with the annexation of said lands described in Exhibit "A" a zoning use classification of said lands is hereby created and designated as a Planned Unit Development with the underlying permitted zoning usage thereof being designated as CPO-Commercial-Professional-Zoning-District with no usage permitted for medical and dental offices due to parking limitations.

Section 3. The Planned Unit Development created by this Ordinance shall be developed solely in accordance with the Site, Landscaping and Elevations Plan prepared by H. Carlton Decker & Associates, same consisting of two (2) sheets under date of August 3, 1983, and revised on August 16, 1983 and on September 14, 1983. Said described documents are hereby expressly made a part of this Ordinance as if fully set out herein.

Section 4. Prior to issuance of the initial Building Permit by the Building Official, for development of said Planned Unit Development, the Petitioner shall post with the City of Palm Beach Gardens a performance bond or a Letter of Credit in a sum of money which shall be determined by the City Engineer to assure construction by the Petitioner of all required road paving, drainage facilities and utilities in said Planned Unit Development. The requisite form and execution of the Bond or Letter of Credit shall be subject to the approval by the City Manager.

Further, prior to the issuance by the Building Official of the first Building Permit for a building structure in said Planned Unit Development, Petitioners shall obtain and file with

the City Clerk copies of all Permits required by law to be issued by Governmental entities other than the City of Palm Beach Gardens.

Section 5. The Petitioner, within 20 days from effective date of this Ordinance, shall execute and deliver to the City of Palm Beach Gardens, Florida, an Easement Deed in recordable form, wherein Petitioner is Grantor and said City is Grantee, which Deed shall convey, free and clear of liens and encumbrances, easement rights therein for Roadway and Utility Purposes, over, across, and under the South 2.5 feet of the real property described in Exhibit "A" attached hereto. The required Easement Deed shall be in a form acceptable to the City Attorney. The Attorney for Petitioner shall furnish to the City Attorney a Certificate of Title pertaining to the lands being conveyed that Petitioner has a good and marketable Title to same and that there are no liens or encumbrances thereon.

Section 6. The full development of said Planned Unit Development shall be completed within two (2) years from effective date hereof, and the Petitioner may obtain an extension of one (1) additional year for good cause shown by approval of subsequent Ordinance; otherwise, the City Council shall establish a zoning classification of permitted use for all lands remaining in the uncompleted portions of the Planned Unit Development.

Section 7. The City Clerk shall designate the change of zoning provided herein by coloring or hatching upon the official zoning map of the City. Further, the City Clerk shall furnish a certified copy of this Ordinance to the governmental bodies required by law.

Section 8. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

R 83 1477

Section 9 This Ordinance shall be effective upon passage.

PLACED ON FIRST READING THIS 15th DAY OF SEPTEMBER, 1983.

PLACED ON SECOND READING THIS 20<sup>th</sup> DAY OF October, 1983.

PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF October, 1983.

[Signature]  
MAYOR

[Signature]  
COUNCILMAN

[Signature]  
VICE MAYOR

[Signature]  
COUNCILWOMAN

[Signature]  
COUNCILMAN

ATTEST:

[Signature]  
CITY CLERK

[Signature] Clerk of the City of Palm  
Beach Gardens. I hereby certify that this is a true copy  
as taken from the Official records of the City of Palm  
Beach Gardens.  
[Signature]  
City Clerk Deputy Clerk

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EXHIBIT "A"

LEGAL DESCRIPTION

Lot 11, According to the Plat of  
Bomar Addition, as recorded in  
Plat Book 23, Page 42, Public  
Records of Palm Beach County,  
Florida.

Containing in all 0.3 acres, more  
or less. Subject to rights of way,  
easements and other matters of record.

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NOTICE OF PROPOSED  
ENACTMENT OF  
AN ORDINANCE  
BY TITLE ONLY

BY  
THE CITY COUNCIL  
PALM BEACH GARDENS, FLORIDA

Please take notice that on Thursday, October 20, 1983, at 8:00 P.M., the City Council of Palm Beach Gardens, Florida, in Regular Session to be held in the Council Chambers at the City Hall Complex, located at 10500 North Military Trail, Palm Beach Gardens, Florida, will consider the following Ordinance by title only and proposed passage thereof:

ORDINANCE 15, 1983

AN ORDINANCE OF THE CITY OF PALM BEACH GARDENS, FLORIDA, ANNEXING A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, INTO THE CITY OF PALM BEACH GARDENS, FLORIDA, AND CONCURRENTLY WITH THE ANNEXATION THEREOF CREATING A ZONING AND USE CLASSIFICATION OF SAID LAND DESIGNATED AS A PLANNED UNIT DEVELOPMENT, WITH THE UNDERLYING PERMITTED ZONING USAGE OF SAID LAND BEING DESIGNATED AS CPO - COMMERCIAL PROFESSIONAL OFFICE ZONING DISTRICT; REQUIRING THE POSTING OF REQUISITE SURETY BY THE DEVELOPER TO ASSURE REQUIRED CONSTRUCTION OF ROAD PAVING, UTILITIES AND DRAINAGE IN A SUM OF MONEY TO BE DETERMINED BY THE CITY ENGINEER; PROVIDING FOR THE HATCHING OR COLORING OF THE OFFICIAL ZONING MAP OF THE CITY OF PALM BEACH GARDENS BY THE CITY CLERK TO REFLECT THE ZONING DESIGNATION CREATED HEREIN; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND, PROVIDING FOR AN EFFECTIVE DATE HEREOF.

Said proposed Ordinance may be inspected by members of the public in the office of the City Clerk located at the City Hall Complex during regular business hours.

Further, at same time, date, and place, the Council shall hold a public hearing on the proposed zoning change.

"PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Board or City Council, with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based".

BOOK 318 438

PLEASE PUBLISH: October 3, 1983  
Post & Times

LINDA M. ARD  
CITY CLERK  
CITY OF PALM BEACH GARDENS

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PUBLIC HEARING  
FOR  
ANNEXATION AND ZONING  
STATE OF FLORIDA  
CITY OF PALM BEACH GARDENS

TO THE RESIDENTS AND CITIZENS OF PALM BEACH GARDENS, FLORIDA:

PLEASE TAKE NOTICE: That on Thursday, October 20, 1983, at 8:00 P.M., at the City Hall, 10500 North Military Trail, Palm Beach Gardens, Florida, a Public Hearing will be held by the City Council of Palm Beach Gardens for the purpose of Annexation and Zoning Classification.

Section 1. The following described real property will be considered for Annexation to the City of Palm Beach Gardens and placed in Zoning Classification of Planned Unit Development with underlying zoning of CPD - Commercial Professional Office Zoning Districts:

Lot 11, According to the Plat of Bomar Addition, as recorded in Plat Book 23, Page 42, Public Records of Palm Beach County, Florida.

Containing in all 0.3 acres, more or less. Subject to rights-of-way, easements and other matters of record.

This property is located, in general, on the north side of Bomar Drive, east of Ellison Wilson Road.

All documents pertaining to said Petition are on file in the Office of the City Clerk and may be reviewed by members of the public during normal business hours.

All members of the public are invited to said hearing and may participate in same.

"PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Board or City Council, with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based".

LINDA M. JARD  
CITY CLERK  
CITY OF PALM BEACH GARDENS

Please Publish: October 3, 1983  
Post & Times

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