

RESOLUTION NO. R-2002-0132

RESOLUTION APPROVING ZONING PETITION CA2000-089(A)
CLASS A CONDITIONAL USE
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 Board of County Commissioners, pursuant to Article 5 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 92-20, as amended) is authorized and empowered to consider, approve, approve with conditions or deny Class A Conditional Uses; and

WHEREAS, the notice and hearing requirements, as provided for in Article 5 of the Palm Beach County Unified Land Development Code have been satisfied; and

WHEREAS, Zoning Petition CA2000-089(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 recommendations of the Zoning Commission; and

WHEREAS, this approval is subject to Article 5, Section 5.8 (Compliance with Time Limitations) of the Palm Beach County Unified Land Development Code (ULDC) and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This Class A Conditional Use is consistent with the Palm Beach County Comprehensive Plan.
2. This Class A Conditional Use complies with relevant and appropriate portions of Article 6, Supplementary Use Standards of the Palm Beach County Unified Land Development Code.
3. This Class A Conditional Use is consistent with the requirements of the Palm Beach County Unified Land Development Code.
4. This Class A Conditional Use, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Class A Conditional Use, with conditions as adopted, complies with standards imposed on it by all other applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
6. This Class A Conditional Use meets applicable local land development regulations.

7. This Class A Conditional Use, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.
8. This Class A Conditional Use has a concurrency determination and complies with Article 11, Adequate Public Facility Standards of the ULDC.
9. This Class A Conditional Use, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
10. This Class A Conditional Use, with conditions as adopted, will result in logical, timely and orderly development patterns.

WHEREAS, Article 5 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 CA2000-089(A), the petition of Wellington Regional Medical Center, by Anna Cottrell, agent, for a Class A Conditional Use (CA) to allow a congregate living facility, type III in the Institutional and Public Facility (IPF) 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 January 31, 2002, subject to the conditions of approval described in EXHIBIT C of DOA2000-089(A).

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

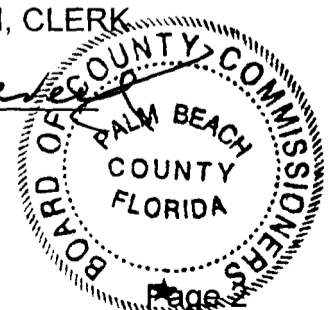


EXHIBIT A
LEGAL DESCRIPTION

(OVERALL 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 A PORTION OF TRACT 20, BLOCK 18, LESS THE SOUTH 330.6 FEET THEREOF, **AND** 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, LESS AND EXCEPT THE RIGHT-OF-WAY FOR STATE ROAD 7 (U.S. 441) AS SET FORTH IN DEED BOOK 638, PAGE 158 AND OFFICIAL RECORDS BOOK 6237, PAGE 1443 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 12; THENCE NORTH 01E41'23" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 12, A DISTANCE OF 1661.58 FEET; THENCE DEPARTING SAID EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 12, SOUTH 89E00'03" WEST, A DISTANCE OF 240.33 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. 441) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 93210-2519, SHEET 15 OF 28, DATED: 4-24-95, AND THE **POINT OF BEGINNING**; THENCE CONTINUE, SOUTH 89E00'03" WEST, A DISTANCE OF 565.86 FEET TO THE EAST LINE OF SAID TRACT 19; THENCE SOUTH 01E16'18" EAST, ALONG SAID EAST LINE, A DISTANCE OF 330.60 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 19;
THENCE SOUTH 89E00'03" WEST 1811.49 FEET TO THE EXISTING EAST LINE OF THE LAKE WORTH DRAINAGE DISTRICT S-5 CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, PALM BEACH COUNTY RECORDS; THENCE NORTH 01E31'11" EAST, ALONG THE EAST LINE OF SAID S-5 CANAL, A DISTANCE OF 660.52 FEET; THENCE DEPARTING THE EAST LINE OF THE SAID S-5 CANAL, NORTH 88E58'51" EAST, A DISTANCE OF 2361.53 FEET, TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 7 (U.S. 441); THENCE SOUTH 01E33'52" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 7 (U.S. 441), A DISTANCE OF 330.44 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,374,744 SQUARE FEET, OR, 31.560 ACRES, MORE OR LESS.

BEARINGS BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST; BEING: NORTH 01E41'23" EAST (ASSUMED).

EXHIBIT B
VICINITY SKETCH

