

RESOLUTION NO. R-2007- 1039

RESOLUTION APPROVING ZONING APPLICATION PDD2007-330  
(CONTROL NUMBER 2006-277)  
OFFICIAL ZONING MAP AMENDMENT  
TO A PLANNED DEVELOPMENT DISTRICT (PDD)  
APPLICATION OF HEALTH CARE DISTRICT OF PBC  
BY KILDAY & ASSOCIATES, INC., AGENT  
(GLADES REPLACEMENT HOSPITAL)

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, and the Palm Beach County Unified Land Development Code, as amended, is authorized and empowered to consider applications relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 2 (Development Review Process) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067, as amended) have been satisfied; and

WHEREAS, Zoning Application PDD2007-330 was presented to the Board of County Commissioners at a public hearing conducted on June 28, 2007; and

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 recommendations of the Zoning Commission; and

WHEREAS, this approval is subject to Article 2.E (Monitoring) 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 has considered the findings in the staff report and 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 stated purpose and intent and requirements of the Palm Beach County Unified Land Development Code. The rezoning request is also consistent with the requirements of all other applicable local land development regulations.
3. This official zoning map amendment (rezoning) is compatible and generally consistent with existing uses and zones surrounding the subject land, and is the appropriate zoning district for the land.
4. The applicant has demonstrated that there are sufficient changed conditions or circumstances that require an amendment.
5. 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.
6. This official zoning map amendment (rezoning) will result in a logical, orderly and timely development pattern.

7. This official zoning map amendment is consistent with applicable Neighborhood Plans.
8. This official zoning map amendment (rezoning) complies with Article 2.F (Concurrency) of the Palm Beach County Unified Land Development Code.

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 PDD2007-330, the application of Health Care District of PBC, by Kilday & Associates, Inc., agent, for an Official Zoning Map Amendment to a Planned Development District from the Agricultural Production Zoning District to the Multiple Use Planned Development 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 28, 2007, subject to the conditions of approval described in EXHIBIT C of R2007-330.

Commissioner Koons moved for the approval of the Resolution.

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

Addie L. Greene, Chairperson	-	Aye
John F. Koons, Vice Chair	-	Aye
Karen T. Marcus	-	Aye
Warren H. Newell	-	Aye
Mary McCarty	-	Aye
Burt Aaronson	-	Aye
Jess R. Santamaria	-	Aye

The Chairperson thereupon declared that the resolution was duly passed and adopted on June 28, 2007.

Filed with the Clerk of the Board of County Commissioners on 28th day of June.

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

BY:   
COUNTY ATTORNEY

SHARON R. BOCK,  
CLERK & COMPTROLLER

BY:   
DEPUTY CLERK



EXHIBIT A  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 00°16'48" EAST ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HOOKER HIGHWAY, A 100 FOOT RIGHT-OF-WAY ACCORDING TO AN UNRECORDED TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED NO. 20960 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP OF S.R. 15, SECTION NO. 93130-2505 AND THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 00°16'48" EAST ALONG SAID SECTION LINE, A DISTANCE OF 3.88 FEET TO A LINE LYING 122.37 FEET NORTHWESTERLY OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE FEC RAILROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 2159, PAGE 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 16°26'24" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1221.15 FEET TO THE NORTH LINE OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND LEASE AGREEMENT, LEASE NO. 4284, DATED SEPTEMBER 20, 2002; THENCE NORTH 89°55'24" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1680.17 FEET TO A LINE LYING 712.97 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00°15'50" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1171.51 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF HOOKER HIGHWAY; THENCE NORTH 89°57'41" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2031.14 FEET TO THE EAST LINE OF SAID SECTION 19 AND THE POINT OF BEGINNING.

THE PROPERTY AS SURVEYED CONTAINS 50.00 ACRES OR 2,178,011 SQUARE FEET MORE OR LESS.

EXHIBIT B  
VICINITY SKETCH

