

ORDINANCE NO. 2008 - 036

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2
3 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS
4 OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989
5 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO.
6 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE
7 ATLAS (FLUA); ADOPTING SMALL SCALE AMENDMENT
8 **MILITARY/ATLANTIS MEDICAL OFFICE (SCA 2008-019)**;
9 MODIFYING PAGE 82 BY CHANGING A 1.51 ACRES PARCEL
10 OF LAND LOCATED ON THE WEST SIDE OF MILITARY
11 TRAIL, APPROXIMATELY 1/3 MILE NORTH OF LANTANA
12 ROAD AND ON THE SOUTH SIDE OF WENHART ROAD, FROM
13 LOW RESIDENTIAL, 2 UNITS PER ACRE (LR-2) TO
14 COMMERCIAL LOW, WITH AN UNDERLYING LOW
15 RESIDENTIAL, 2 UNITS PER ACRE (CL/2); PROVIDING
16 FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR
17 SEVERABILITY; PROVIDING FOR INCLUSION IN THE 1989
18 COMPREHENSIVE PLAN; AND PROVIDING FOR AN
19 EFFECTIVE DATE.
20

21 **WHEREAS**, on August 31, 1989, the Palm Beach County Board of
22 County Commissioners adopted the 1989 Comprehensive Plan by Ordinance
23 No. 89-17; and

24 **WHEREAS**, the Palm Beach County Board of County Commissioners
25 amends the 1989 Comprehensive Plan as provided by Chapter 163, Part
26 II, Florida Statutes; and

27 **WHEREAS**, Section 163.3187(1)(c), Florida Statutes, provides
28 comprehensive plan amendments directly related to small scale
29 development activity may be made by local governments without regard
30 to statutory limits regarding the timing and frequency of plan
31 amendments; and

32 **WHEREAS**, Section 163.3187(1)(c)4, Florida Statutes, provides
33 that small scale development amendments require only one public
34 hearing before the governing board which shall be an adoption public
35 hearing; and

36 **WHEREAS**, a property owner has initiated an amendment to the
37 Future Land Use Atlas of the 1989 Comprehensive Plan; and

38 **WHEREAS**, the proposed amendment meets the criteria of a small
39 scale development amendment per Section 163.3187(1)(c), Florida
40 Statutes; and

41 **WHEREAS**, the Palm Beach County Local Planning Agency conducted a
42 public hearing on January 18, 2008, to review the proposed amendment
43 to the Palm Beach County Comprehensive Plan and made recommendations
44 regarding the proposed amendment to the Palm Beach County Board of
45 County Commissioners pursuant to Chapter 163, Part II, Florida
46 Statutes; and

1 **Part IV. Inclusion in the 1989 Comprehensive Plan**

2 The provisions of this Ordinance shall become and be made a part
3 of the 1989 Palm Beach County Comprehensive Plan. The Sections of the
4 Ordinance may be renumbered or relettered to accomplish such, and the
5 word "ordinance" may be changed to "section," "article," or any other
6 appropriate word.

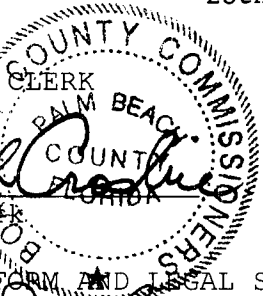
7 **Part V. Effective Date**

8 This amendment shall not become effective until 31 days after
9 adoption. If challenged within 30 days after adoption, this amendment
10 shall not become effective until the state land planning agency or the
11 Administration Commission, respectively, issues a final order
12 determining the amendment is in compliance.

13 **APPROVED AND ADOPTED** by the Board of County Commissioners of
14 Palm Beach County, on the 28th day of August, 2008.

15 ATTEST:

16 SHARON R. BOCK



17 CLERK

16 PALM BEACH COUNTY, FLORIDA,

17 BY ITS BOARD OF COUNTY COMMISSIONERS

18
19
20 By

Judith Crocker
Deputy Clerk

20 By

Addie L. Greene
Addie L. Greene, Chairperson

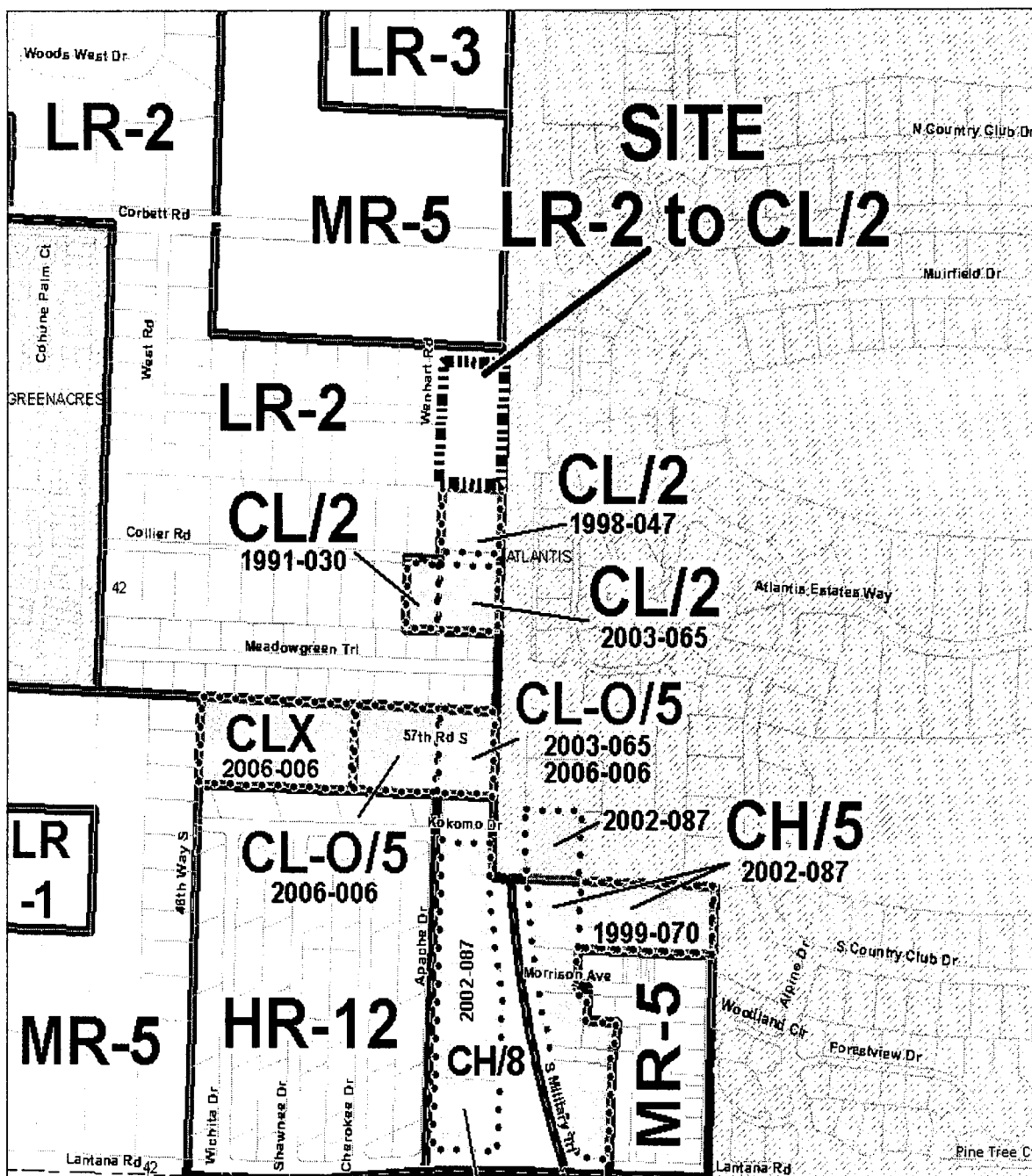
21
22
23 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

[Signature]
24
25
26 COUNTY ATTORNEY

27
28 Filed with the Department of State on the 4th day
29 of September, 2008.
30

EXHIBIT 1

Amendment No.: Military / Atlantis Medical Office (SCA 2008-019)
 FLUA Page No.: 82
 Amendment: LR-2 to CL/2
 Location: West side of Military Trail approximately 1/3 mile north of Lantana Road on the south side of Wenhart Road
 Size: 1.51 acres
 Property No.: 00-42-44-36-06-000-0011
 Conditions: The site shall be limited to office and accessory uses to office.



Legal Description

LOT 1, LESS THE WEST 50 FEET OF THE SOUTH 181.02 FEET, AND ALSO LESS THE EAST 17 FEET CONVEYED TO PALM BEACH COUNTY IN OFFICIAL RECORD BOOK 5940, PAGE 696, WENHART ESTATES, ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 147, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

1.51 ACRES REPRESENTED BY PCN: 00-42-44-36-06-000-0011

STATE OF FLORIDA, COUNTY OF PALM BEACH
I, SHARON R. BOCK, Clerk & Comptroller certify
this to be a true and correct copy of the original
filed in my office on AUG 28 2008
dated at West Palm Beach, FL on August 11, 2008
By Judith C. [Signature]
Deputy Clerk

