

1 to the Palm Beach County Comprehensive Plan and made recommendations
2 regarding the proposed amendment to the Palm Beach County Board of
3 County Commissioners pursuant to Chapter 163, Part II, Florida
4 Statutes; and

5 WHEREAS, the Palm Beach County Board of County Commissioners, as
6 the governing body of Palm Beach County, conducted a public hearing
7 pursuant to Chapter 163, Part II, Florida Statutes, on February 23,
8 2006, to review the recommendations of the Local Planning Agency and
9 to consider adoption of the amendments; and

10 WHEREAS, the Palm Beach County Board of County Commissioners has
11 determined that the amendment complies with all requirements of the
12 Local Government Comprehensive Planning and Land Development
13 Regulation Act.

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

16 Part I. Amendments to the Future Land Use Atlas of the Land Use
17 Element of the 1989 Comprehensive Plan

18 The following amendment to the Future Land Use Element's Future
19 Land Use Atlas is hereby adopted and is attached to this Ordinance:

20 A. Future Land Use Atlas page 64 is amended as follows:

21 Application No.: Haverhill/ Wallis Commercial SW (SCA 2007-
22 00003)

23 Amendment: From Low Residential, 2 units per acre (LR-
24 2) to Commercial High intensity, with an
25 underlying low residential, 2 units per
26 acre (CH/2);

27 General Location: Southwest corner of Haverhill Road and
28 Wallis Road;

29 Size: Approximately 2.14 acres;

30 Part II. Repeal of Laws in Conflict

31 All local laws and ordinances applying to the unincorporated area
32 of Palm Beach County in conflict with any provision of this ordinance
33 are hereby repealed to the extent of such conflict.

34 Part III. Severability

35 If any section, paragraph, sentence, clause, phrase, or word of
36 this Ordinance is for any reason held by the Court to be

1 unconstitutional, inoperative or void, such holding shall not affect
2 the remainder of this Ordinance.

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

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

9 **Part V. Effective Date**

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

15 **APPROVED AND ADOPTED** by the Board of County Commissioners of
16 Palm Beach County, on the 27th day of August, 2007.

17 ATTEST:

18 SHARON R. BOCK, CLERK

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

21 By: Judith Coates
22 Deputy Clerk

23 By: Addie L. Greene
24 Addie L. Greene, Chairperson

25 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

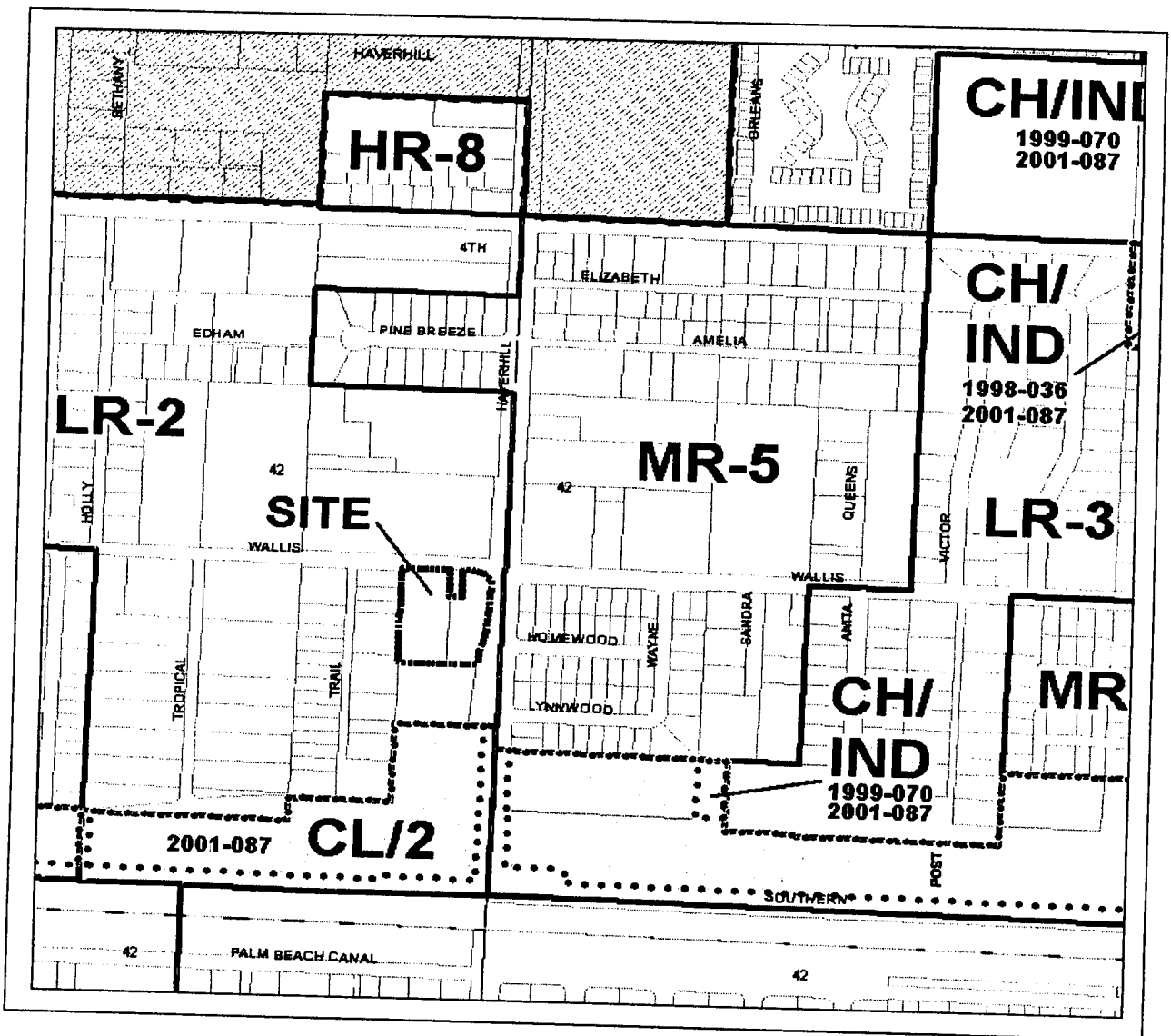
26 Arto P. O'Neil
27 COUNTY ATTORNEY

28 Filed with the Department of State on the 4th day
29 of September, 2007.

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EXHIBIT 1

Amendment No.: Haverhill/ Wallis Commercial SW (SCA 2007-00003)
FLUA Page No.: 64
Amendment: From Low Residential, 2 units per acre (LR-2) to Commercial High intensity, with an underlying low residential, 2 units per acre (CH/2)
Location: Southwest corner of Haverhill Road and Wallis Road
Size: Approximately 2.14 acres
Property No.: 00-42-43-35-01-049-0020
00-42-43-35-01-049-0040
Legal Description: See Next Page
Condition: None



ORDINANCE NO. 2007 015

EXHIBIT 2

THE NORTHERLY 349.24 FEET OF TRACT 49, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 77, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR SAID COUNTY; LESS MODEL LAND COUNTY SUBDIVISION (LIFT STATION PARCEL) THE WEST 40 FEET OF THE EAST 158.31 FEET OF THE NORTH 100 FEET TO TRACT 49.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL: (O.R.B. 13019, PAGE 92)
A PORTION OF TRACT 49, MODEL LAND COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 77 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND PALM BEACH COUNTY DISC IN CUT OUT MARKING THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 35, (SAID POINT BEING THE BASELINE OF SURVEY OF HAVERHILL ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 93120-2553; THENCE SOUTH 01'22'32" WEST ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 35 AND SAID BASELINE OF SURVEY A DISTANCE OF 407.540 METERS (1,337.07 FEET); THENCE SOUTH 88'37'28" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.192 METERS (40.00 FEET) TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR SAID HAVERHILL ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 01'22'32" WEST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 106/579 METERS (349.67 FEET); THENCE NORTH 88'36'46" WEST A DISTANCE OF 11.834 METERS (38.83 FEET); THENCE NORTH 06'57'41" EAST, A DISTANCE OF 10.025 METERS (32.89 FEET) TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A CHORD BEARING OF NORTH 06'51'08" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,242.500 METERS (4,076.44 FEET), THROUGH A CENTRAL ANGLE OF 03'00'58", AN ARC DISTANCE OF 65.612 METERS (215.26 FEET) TO THE END OF SAID CURVE; THENCE NORTH 36'57'00" WEST, A DISTANCE OF 16.990 METERS (55.74 FEET) TO A POINT ON THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE FOR WALLIS ROAD; THENCE SOUTH 88'50'30" EAST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 24.346 METERS (79.88 FEET) TO THE POINT OF BEGINNING.

ORDINANCE NO.

2007 015