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**RESOLUTION 64, 2011**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA APPROVING THE HOWELL WATKINS MIDDLE SCHOOL PLANNED UNIT DEVELOPMENT (PUD) SITE PLAN, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING A WAIVER; PROVIDING CONDITIONS OF APPROVAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City Council, as the governing body of the City of Palm Beach Gardens, Florida, pursuant to the authority in Chapter 163 and Chapter 166, *Florida Statutes*, and the City's Land Development Regulations, is authorized and empowered to consider petitions related to zoning and land development orders; and

**WHEREAS**, the City Council adopted Resolution 188, 2003 approving a major conditional use for the school use and the expansion of the existing middle school by approximately 172,749 square feet; and

**WHEREAS**, the City received a request from the Palm Beach County School Board for approval of the Howell Watkins PUD and one (1) associated waiver to allow a monument sign, located on the east side of MacArthur Boulevard approximately one-quarter mile north of Northlake Boulevard, with a street address of 9480 and 9482 MacArthur Boulevard; and

**WHEREAS**, the subject site is currently zoned Public or Institutional (P/I) and has a future land-use designation of Public (P); and

**WHEREAS**, the Planning and Zoning Department has reviewed the application, has determined that it is sufficient and consistent with the City's Comprehensive Plan and Land Development Regulations, and has recommended approval; and

**WHEREAS**, the Planning, Zoning, and Appeals Board reviewed the petition at its October 11, 2011 meeting, and recommended approval of the petition (REZN-11-07-000011) by a vote of 7-0; and

**WHEREAS**, the City Council has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of the various City of Palm Beach Gardens reviewing agencies and staff; and

**WHEREAS**, the City Council deems approval of this Resolution to be in the best interests of the health, safety, and welfare of the residents and citizens of the City of Palm Beach Gardens and the public at large.





## EXHIBIT "A"

### LEGAL DESCRIPTION:

#### HOWELL L. WATKINS MIDDLE SCHOOL

BEGINNING AT A POINT IN A LINE PARALLEL TO AND 310 FEET NORTHERLY FROM (MEASURED AT RIGHT ANGLES TO) THE EAST-WEST QUARTER SECTION LINE OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARALLEL LINE BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF MERRILL CANAL, SAID POINT OF BEGINNING BEING 1037.71 FEET FROM (MEASURED ALONG SAID RIGHT-OF-WAY LINE) THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION LINE OF SECTION 18 (FOR CONVENIENCE SAID EAST-WEST QUARTER SECTION LINE IS ASSUME TO BEAR EAST-WEST AND ALL OTHER BEARINGS SHOWN HEREIN ARE RELATIVE THERETO); THENCE EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 642.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 121°45'13", THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 127.50 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1215 FEET, SAID CURVE BEING A PART OF THE WESTERLY RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-17, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THROUGH AN ANGLE OF 20°39'13", A DISTANCE OF 437.98 FEET TO THE END OF SAID CURVE; THENCE S78°54'00"E ALONG A LINE RADIAL TO SAID CURVE, A DISTANCE OF 45 FEET; THENCE S11°06'00"W ALONG SAID CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 974.16 FEET; THENCE WEST A DISTANCE OF 546.98 FEET TO A POINT IN THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF GARDEN BOULEVARD; THENCE N06°06'00"E ALONG SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 1470 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20.40 ACRES.

## **EXHIBIT "B"**