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**BOARD OF COUNTY COMMISSIONERS
SEPTEMBER ZONING MEETING
AGENDA INDEX**

OCTOBER 2, 2001

**TUESDAY
9:30 AM**

**COMMISSION
CHAMBERS**

- 1. CALL TO ORDER**
 - A. Roll Call
 - B. Remarks of the Chair
 - C. Proof of Publication
 - D. Swearing In
 - E. Adoption of Agenda

- 2. POSTPONEMENTS AND WITHDRAWALS (Pages 1-3)**

- 3. CONSENT AGENDA (Pages 4-9)**
 - o Staff
 - o Board
 - o Public

- 4. REGULAR AGENDA (Pages 10-11)**

- 5. DIRECTOR COMMENTS (Page 11)**

- 6. COMMISSIONER COMMENTS (Page 11)**

- 7. ADJOURNMENT (Page 11)**

Web address: www.pbcgov.com/pzb/

**AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

TUESDAY OCTOBER 2, 2001

1. CALL TO ORDER

A. Roll Call – **9:30 A.M.**

B. Remarks of the Chair:

The Board of County Commissioners has convened to consider the following applications for Future Land Use Map Amendments, Official Zoning Map Amendments, Conditional Uses, Planned Developments, Development Order Amendments, Waiver Requests, Status Reports for Compliance with Time Limitations and Conditions of Approval, and amendments to the Palm Beach County Unified Land Development Code, and the recommendations of the Land Use Advisory Board, Citizens Task Force, Land Development Regulation Commission, and Zoning Commission pursuant to Chapter 163, Florida Statutes; Chapter 125, Florida Statutes; the Palm Beach County Comprehensive Plan; the Palm Beach County Unified Land Development Code; and other authority vested in the Board. This meeting is being held on October 2, 2001 at 9:30 AM, in the County Commission Chambers, 6th Floor, 301 North Olive Avenue, West Palm Beach, Florida.

C. Proof of Publication – Motion to receive and file.

D. Swearing In – County Attorney

E. Motion to adopt Agenda.

2. POSTPONEMENTS AND WITHDRAWALS

A. POSTPONEMENTS

1. [PDD1999-036](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD1999-036 petition of Joe Fearnley, Trustee, by Richard Carlson, Agent. Request: from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) General Location: SE corner of Military Trail and Coconut Lane (**COCONUT PLAZA MUPD**).

Page 1

Size: 3.83 acres ±

BCC District: 4

MOTION: To postpone until October 25, 2001. (Requested by petitioner. Staff supported.)

2. **PDD2000-044(A)** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2000-044(A) petition of Let It Ride L.C., by Land Design South, Agent. Request: from Residential Single Family (RS) to Multiple Use Planned Development (MUPD). General Location: SE corner of Lantana Road and High Ridge Road (**LANTANA HIGH RIDGE MUPD**).

N/A

Size: 3.68 acres ±

BCC District: 3

MOTION: To postpone until October 25, 2001. (Staff recommended.)

3. **DOA1977-043(B)** Title: Resolution approving a Development Order Amendment DOA1977-043(B) petition of SEI Hypoluxo Acquisition Inc., by Kilday & Associates, Agent. Request: to reconfigure master plan and add square footage. General Location: NW corner of Hypoluxo Road and I-95 (**PUBLIC STORAGE SSSF**).

Page 2

Size: 8.79 acres ±

BCC District: 3

MOTION: To postpone until October 25, 2001. (Requested by petitioner. Staff supported).

4. **DOA1996-084(A)** Title: Resolution approving a Development Order Amendment DOA1996-084(A) petition of Centex Homes, by Land Design South, Agent. Request: to reconfigure site plan and add units. General Location: Approx. 0.25 mile north of Forest Hill Blvd on the east side of SR 7/US 441 (**STONEHAVEN PUD (aka WELLINGTON GLEN ESTATES PUD)**).

Page 3

Size: 14.88 (affected) (overall coverage-126.5) acres ±

BCC District: 6

MOTION: To postpone until November 29, 2001. (Petitioner requested 6 months. Staff would recommend only 60 days.)

5. **EAC1997-086(A)** Title: Resolution approving a Development Order Amendment/Expedited Application Consideration EAC1997-086(A) petition of Linton Jog Associates, by Charles Millar, Agent. Request: to modify a condition of approval. General Location: SE corner of Linton Blvd. and Jog Rd. (**ADDISON CENTER MUPD**).

Page 4

Size: 9.41 acres ±

BCC District: 5

MOTION: To postpone until October 25, 2001. (Requested by petitioner. Staff supported).

6. [PDD2001-005](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District (PDD) PDD2001-005 petition of Flamboyant Enterprises and Paul Okean, by David Carpenter, Agent. Request: from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with 2 daycare, general (one adult/one children) and congregate living facility, type III (requested uses). General Location: Approx. 600 feet north of Hypoluxo Road on the east side of Military Trail (**OKEAN OFFICE MUPD**).

Page 5

Size: 19.18 acres ±

BCC District: 3

MOTION: None. (Postponement by right until November 29, 2001)

B. WITHDRAWALS

- END OF POSTPONEMENTS AND WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. REMANDS

- 7. [PDD2001-014](#) Title: Resolution approving the request for an Official Zoning Map Amendment to a Planned Development District PDD2001-014 petition of Community Developers of South Florida, by Robert Basehart, Agent. Request: from Agricultural Residential (AR) to Planned Unit Development (PUD). General Location: Approx. 900 feet south of Lantana Road on the east side of Lyons Road (**GOLF CLUB ESTATES PUD**).

Page 6

Size: 31.01 acres ±

BCC District: 3

MOTION: To remand back to October 24, 2001 DRC. (Requested by petitioner.)

- 8. [Z/CA1989-069\(A\)](#) Title: Resolution approving an Official Zoning Map Amendment Z1989-069(A) petition of LDR Real Estate LC, by Winston Lee, Agent. Request: from Specialized Commercial (CS) to General Commercial (CG). Title: Resolution approving a Class A Conditional Use (CA) CA1989-069(A) petition of LDR Real Estate LC, by Winston Lee, Agent. Request: to allow a convenience store with gas sales. General Location: SW corner of Lawrence Rd. and Lantana Rd. (**LAWRENCE LANTANA CENTER**)

Page 7

Size: 5.24 acres ±

BCC District: 3

MOTION: To remand back to October 24, 2001 DRC. (Requested by petitioner.)

C. ZONING PETITIONS – CONSENT

- 9. [EAC1989-019\(F\)](#) Title: resolution approving a Development Order Amendment /Expedited Application Consideration EAC1989-019(F) petition of GL Homes of Boynton Beach Assoc. V Ltd, by Kilday & Associates Inc., Agent. Request: to modify a condition of approval. General Location: Approx 1,400 feet north of Sims Road on the east side of Hagen Ranch Road (**VALENCIA FALLS PUD (AKA VALENCIA GRAND ISLES)**).

Size: 235.3 acres ±

BCC District: 5

Pages 8-31

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

MOTION: To adopt a resolution approving the request for a Development Order Amendment/Expedited Application Consideration to modify a condition of approval.

- 10. [PDD2000-010\(A\)](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2000-010(A) petition of PBC BCC, by Warren H. Newell, Chairman. Request: from Commercial (Golfview) to Multiple Use Planned Development (MUPD) with restaurant, fast food (2) and general repair and maintenance (requested uses). General Location: NE corner of Green Street and Military Trail (**GOLFVIEW PLAZA**).

Pages 32-40

Size: 6.04 acres ±

BCC District: 2

Staff Recommendation: Approval.

Zoning Commission Recommendation: Approved as advertised, (6-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (PDD) from Commercial (Golfview) to Multiple Use Planned Development (MUPD) with restaurant, fast food (2) and general repair and maintenance (requested uses).

- 11. [Z/CA2000-092\(A\)](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District Z2000-092(A) petition of PBC BCC, by Warren H. Newell, Chairman. Request: from Commercial (Golfview) to Community Commercial (CC). Title: Resolution approving a Class A Conditional Use (CA) CA2000-092(A) petition of PBC BCC, by Warren H. Newell, Chairman. Request: to allow a restaurant, fast food. General Location: SE corner of Belvedere Road and Military Trail (**KENTUCKY FRIED CHICKEN**).

Pages 41-49

Size: 0.84 acres ±

BCC District: 2

Staff Recommendation: Approval.

Zoning Commission Recommendation: Approved as advertised, (6-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Commercial (Golfview) to Community Commercial (CC).

MOTION: To adopt a resolution approving the request for a Class A Conditional Use (CA) to allow a restaurant, fast food.

12. [PDD/DOA1992-023\(C\)](#) Title: Resolution approving an Official Zoning Map Amendment (PDD) to a Planned Development District PDD1992-023(C) petition of PBC BCC, by Warren H. Newell, Chairman. Request: from Commercial (Golfview) to Multiple Use Planned Development (MUPD). Title: Resolution approving a Development Order Amendment DOA1992-023(C) petition of PBC BCC, by Warren H. Newell, Chairman. Request: to add land area. General Location: NE corner of Belvedere Road and Military Trail (**BMC**).

Pages 50-58

Size: 4.17 acres ± (existing)
24.99 acres ± (proposed)

BCC District: 2

Staff Recommendation: Approval.

Zoning Commission Recommendation: Approved as advertised, (6-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (PDD) from Commercial (Golfview) to Multiple Use Planned Development (MUPD).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add land area.

13. [Z1980-174\(C\)](#) Title: Resolution approving an Official Zoning Map Amendment Z1980-174(C) petition of PBC BCC, by Warren H. Newell, Chairman. Request: from Multiple Use Planned Development (MUPD) to Institutional and Public Facilities (IPF). General Location: Approx. 900 feet west of Military Trail on the south side of Linton Blvd (**DELRAY COMMUNITY HOSPITAL**).

Pages 59-74

Size: 36.27 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, (6-0).

MOTION: To approve the request for an Official Zoning Map Amendment (Z) from Multiple Use Planned Development (MUPD) to Institutional and Public Facilities (IPF) on first hearing and convene the second public hearing on October 25, 2001 at 9:30 a.m.

14. [DOA1981-157\(C\)](#) Title: Resolution approving a Development Order Amendment DOA1981-157(C) petition of Americorp Financial Group, by Kevin McGinley, Agent. Request: to allow a church or place of worship. General Location: Approx. 800 feet south of Forest Hill Boulevard on the west side of Military Trail (**TARGET SHOPPING CENTER**).

Pages 75-91

Size: 1.0 (14.88) acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, (6-0).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to allow a church or place of worship.

15. **Z2001-026** Title: Resolution approving an Official Zoning Map Amendment Z/TDR2001-026 petition of Camille O. Hoffman, by Kevin McGinley, Agent. Request: from Residential Single Family (RS) to Residential Transitional (RT). General Location: Approx. 3,000 feet north of Roebuck Road on the east side of Loxahatchee River Road (**HOFFMAN SUBDIVISION**).

Pages 92-104

Size: 1.05 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to voluntary commitments.

Zoning Commission Recommendation: Approved as amended, (6-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Residential Transitional (RT).

D. STATUS REPORTS – CONSENT

16. **SR 95-64.3** Status Report for Resolution R-96-1967 (Petition 95-64), the petition of Cornerstone Group. Property owner: Coral Lakes Apartments, Inc. General Location: Approx. 350 ft. north of 6th Ave. South on the west side of Congress Ave. Current zoning: Planned Unit Development (**CORAL LAKES APARTMENTS PUD**).

Pages 105-107

Size: 17.85 acres ±

BCC District: 3

MOTION: To adopt a resolution to amend conditions of approval (TPS) in Resolution R-96-1967, and approve a time extension until July 6, 2002, to record a plat.

17. **SR 80-89C.4** Status Report for Resolution R-94-940 (Petition 80-89C), the petition of Checkers Drive In Restaurants, Inc. Property owner: Sentinel Real Estate Fund. General Location: SW corner of the intersection of Lantana Rd. and Jog Rd. Current zoning: General Commercial with a Special Exception for a Planned Commercial Development and a requested use allowing a restaurant, fast food (**LANTANA SQUARE**).

Pages 108-110

Size: 17.37 acres ±

BCC District: 3

MOTION: To approve a time extension until July 28, 2003, for Resolution R-94-940.

18. [SR 1981-152D](#) Status Report for Resolution R-98-1317 (Petition 1981-152D), the petition of Sunset Centres Ltd. Partnership. Property owner: Sunset Centres Ltd Partnership. General Location: NE corner of Boynton Beach Blvd. and Military Trail. Current zoning: General Commercial with a Special Exception for a Planned Commercial Development including a movie theater (requested use).

Pages 111-114

Size: 4.00 acres ±

BCC District: 3

MOTION: To approve a time extension until August 27, 2003, to commence development, and July 1, 2002, to comply with condition number E.1. for Resolution R-98-1317.

19. [SR 1985-132.12](#) Status Report for Resolutions R-86-228 and R-86-229 (Petition 85-132), the petition of Robert Needle, Trustee. Property owner: Jonathan R Kaplan, Successor, Tr. General Location: Approx. 850 feet west of Congress Ave. on the south side of Lake Worth Rd. Current zoning: General Commercial with a Special Exception to allow a Planned Commercial Development.

Pages 115-123

Size: 0.5 acre ±

BCC District: 3

MOTION: To approve a time extension until July 15, 2002, for Resolutions R-86-228 and R-86-229.

20. [SR-1994-16A](#) Status Report for Resolution R-95-859 (Petition 94-16A), the petition of Interdevco and School Board of Palm Beach County. Property owner: School Board of Palm Beach County. General Location: Approx. 0.5 mile south of Hypoluxo Rd. on the northeast corner of Jog Rd. and Joe De Long Blvd. Current zoning: Residential Planned Unit Development including a Requested Use: school, elementary or secondary (**JOG ROAD RESIDENTIAL PUD**).

Pages 124-126

Size: 165.7 acres ±

BCC District: 3

MOTION: To approve a time extension until August 5, 2003, for Resolution R-95-859.

21. [SR 1995-22](#) Status Report for Resolutions R-95-1724 and R-98-410 (Petitions 95-22 and 95-22A), the petitions of Metrodrama Joint Venture and Auto Nation USA Corp. Property owner: Chrysler Realty Corp. General Location: SW corner of Okeechobee Blvd. and the Florida Turnpike. Current zoning: Multiple Use Planned Development with a requested use for vehicle sales and rental (**METRODRAMA JOINT VENTURE**).

Pages 127-130

Size: 29.85 acres ±

BCC District: 2

MOTION: To adopt a resolution to amend conditions of approval (TPS) in Resolution R-98-410, and approve a time extension until August 25, 2003, to commence development of Phase 2.

- 22. [SR 1997-45](#) Status Report for Resolution R-97-968 (Petition 97-45), the petition of Nisize Realty, Inc. Property owner: IS & RG LLC. General Location: NE corner of the intersection of Bellevue Ave. and Lake Worth Rd. Current zoning: General Commercial (**PALM BEACH SURGICAL ASSOCIATES**).

Pages 131-134

Size: 1.5 acres ±

BCC District: 3

MOTION: To approve a time extension until July 24, 2002, for Resolution R-97-968, and until June 1, 2002, to comply with condition number E.2. of Resolution R-97-968.

- 23. [CR 93-39A](#)

Status Report for Resolution R-98-15 (Petition 93-39A), the petition of Security Capital Atlantic, Inc. Property owner: Security Capital Atlantic, Inc. General Location: Approx. 0.54 of a mile west of Military Trail on the south side of Atlantic Ave. Current zoning: Planned Unit Development (Cameron Park PUD).

Pages 135-138

Size: 38.58 acres ±

BCC District: 5

MOTION: To approve a time extension until August 1, 2002, to comply with condition numbers E.8. and E.9. of Resolution R-98-15.

E. ADMINISTRATIVE INQUIRY – PREM

- 24. [AI-01-04](#) Hypoluxo/Haverhill PUD – Petition #2000-115
Civic Site Cash-out

Pages 139-141

F. INTERLOCAL AGREEMENT

- 25. [PDD99-040](#) – Nautica Shores PUD Interlocal Agreement with the City of Greenacres

Page 142

(Supportive material under separate cover)

MOTION: To adopt a resolution approving the Interlocal Agreement with the City of Greenacres.

MOTION: To approve all items on the Consent Agenda (as amended) and adopt resolutions affirming the applicable actions.

- END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -**4. REGULAR AGENDA****A. ITEMS PULLED FROM CONSENT****B. PREVIOUSLY POSTPONED ZONING PETITION**

26. [PDD/DOA1976-007\(D\)](#) Title: Resolution approving an Official Zoning Map Amendment PDD1976-007(D) petition of Bluegreen Enterprises, by Sara Lockhart, Agent. Request: from Planned Unit Development (PUD) to Multiple Use Planned Development (MUPD). Title: Resolution approving a Development Order Amendment DOA1976-007(D) petition of Bluegreen Enterprises, by Sara Lockhart, Agent. Request: to add land area, reconfigure site plan, modify/delete conditions of approval, add square footage, to allow vehicle sales and rental, general repair and maintenance, and to allow a congregate living facility type III (requested uses). General Location: Approx. 200 feet west of Skees Rd. on the south side of Okeechobee Blvd. (**OKEECHOBEE BLVD MUPD**).

Pages 143-193

Size: 17.44 acres ± (existing)

BCC District: 2

24.53 (+7.09) acres ± (overall)

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (PDD) from Planned Unit Development (PUD) to Multiple Use Planned Development (MUPD).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add land area, reconfigure site plan, modify/delete conditions of approval, add square footage, to allow vehicle sales and rental, general repair and maintenance and to allow a congregate living facility type III.

C. ZONING PETITION

27. [EAC2000-115\(A\)](#) Title: resolution approving a Development Order Amendment /Expedited Application Consideration EAC2000-115(A) petition of Westbrooke Co. Inc., by Carole Turk, Agent. Request: to reconfigure the master plan. General Location: NW corner of Hypoluxo Road and Haverhill Road (**HYPOLUXO HAVERHILL PUD**).

Size: 66.61 acres ±

BCC District: 3

Pages 194-221

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

MOTION: To adopt a resolution approving the request for a Development Order Amendment/Expedited Application Consideration to reconfigure the master plan.

D. RELEASE OF COVENANT – PLANNING

- 28. Release of a [Restrictive Covenant](#) required as a condition of approval by Ordinance 92-31, which limits development of the site to mixed use development

Pages 222-228

MOTION: To approve the release of restrictive covenants (recorded in ORB 7470, page 1930 and ORB 10901, page 466) required as a condition of approval by Ordinance 92-31.

5. DIRECTOR COMMENTS

A. ZONING DIRECTOR

- 29. [2000-01](#) Transfer of Development Rights (TDR) Annual Report

(under separate cover)

- 30. [Managed Growth](#) Tier System (MGTS) Code Revision Update

(under separate cover)

B. PLANNING DIRECTOR

6. COMMISSIONER COMMENTS

7. ADJOURNMENT

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING

