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

**OCTOBER 25, 2001**

**THURSDAY  
9:30 AM**

**COMMISSION  
CHAMBERS**

**1. CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Proof of Publication
- E. Swearing In
- F. Adoption of Agenda

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

**3. CONSENT AGENDA (Pages 4-10)**

- o Staff
- o Board
- o Public

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

**5. DIRECTOR COMMENTS (Page 12)**

**6. COMMISSIONER COMMENTS (Page 12)**

**7. ADJOURNMENT (Page 12)**

Web address: [www.pbcgov.com/pzb/](http://www.pbcgov.com/pzb/)

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

**THURSDAY OCTOBER 25, 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 25, 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. **PDD2001-022** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2001-022 Petition of Sutton Boca One Developers Inc., by Collene Walter, Agent. Request from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) Zoning District with two (2) financial institutions and a restaurant, fast food (requested uses). General Location: Southeast corner of Clint Moore Road and SR 7/US 441 (**THE RESERVE AT BOCA RATON**).

Page 1

Size: 17.9 acres ±

BCC District: 5

MOTION: None. (Postponement by right to November 29, 2001. Petitioner requested 30 days.)

2. **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 2

Size: 9.41 acres ±

BCC District: 5

MOTION: To postpone to November 29, 2001. (Requested by petitioner. Staff supported.)

3. **SR 1998-34** Status Report for Resolutions R-98-1393 and R-98-1394 (Petition 98-34), the petition of Boca Raton Hotel & Club. Property owner: South Florida Water Management District. General Location: west end of Loxahatchee Rd. on the north side of Hillsboro Canal. Current zoning: Commercial Recreation (CRE) with a Class A Conditional Use (CA) to allow a Gun Club (**COUNTRY PURSUITS CENTRE**).

Pages 3-5

Size: 335 acres ±

BCC District: 5

MOTION: To postpone status report until November 29, 2001.

4. **01-SCA 26 COM 1** Christopher S. Doyle, by Joseph J. Verdone, Carlton Fields Ward Et. Al. Small Scale Land Use Amendment (SCA): Amend land use from High Residential, 12 units per acre (HR-12) to Commercial High, with an underlying 12 units per acre (CH/12). General Location: on the west side of Ellison Wilson Rd. and 186 feet south of PGA Blvd. (**PGA/ELLISON WILSON**) a.k.a. Hatties Landing

N/A

Size: 2.22 acre ±

BCC District: 1

Staff Recommendation: Approval of the requested future land use change from HR-12 to CH/12, subject to a condition.

LPA Recommendation: Approval of staff's recommendation for a future land use change from HR-12 to CH/12, subject to two conditions. (8-1 vote)

MOTION: To continue to the January 3, 2002 BCC Public Hearing.

5. **00-SCA 76 COM 2** Shih C. Ching, by Kevin McGinley, Land Research Management, Inc. Small Scale Land Use Amendment (SCA): Amend land use from Low Residential, 2 units per acre (LR-2) to Commercial High-Office (CH-O). General Location: Southwest quadrant of Lake Worth Rd. and the Ronald Reagan Turnpike. (**LAKE WORTH/TURNPIKE**)

N/A

Size: 4.88 acre ±

BCC District: 6

Staff Recommendation: Approval of the requested future land use change from LR-2 to CH-O with conditions.

LPA Recommendation: Approval of an **alternative** future land use change from LR-2 to CL-O (6-4 vote).

MOTION: To continue to the January 24, 2002 BCC Public Hearing.

## B. WITHDRAWALS

6. **Z2001-006** Title: Resolution approving an Official Zoning Map Amendment Z2001-006 Petition of Congress Medical Associates, by Charles Putnam, Agent. Request: from Residential High Density (RH) to Commercial High Office (CHO) Zoning District. General Location: Approximately 0.5 mile south of 6<sup>th</sup> Avenue on the west side of Congress Avenue (**CONGRESS MEDICAL CENTER**)

Size: 3.16 acres ±

BCC District: 3

Page 6

MOTION: None. (Request withdrawn by petitioner.)

7. **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 7

Size: 8.79 acres ±

BCC District: 3

MOTION: None. (Request withdrawn by petitioner.)

**- END OF POSTPONEMENTS AND WITHDRAWALS -**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. REMANDS

- 8. **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**).

N/A

Size: 3.83 acres ±

BCC District: 4

MOTION: To remand back to DRC.

C. ZONING PETITIONS – CONSENT

- 9. **EAC1999-035(A)** Title: Resolution approving a Development Order Amendment /Expedited Application Consideration EAC1999-035(A) petition of Delray Funeral Homes by Robert Mandell, Agent. Request: to modify a condition of approval. General Location: SW corner of Woolbright Road and Jog Road (**WOOLBRIGHT JOG MUPD**).

Pages 8-25

Size: 3.85 acres ±  
3.65 (-0.2 r-o-w dedication)

BCC District: 5

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 (DOA) to modify a condition of approval.

- 10. **CA2001-041** Title: Resolution approving a Class A Conditional Use CA2001-041, Petition of Amerada Hess Corp., by Jeff Iravani, Agent. Request: to allow a convenience store with gas sales. General Location: Northwest corner of Okeechobee Blvd. and Haverhill Road (**HESS EXPRESS, OKEECHOBEE/HAVERHILL**).

Pages 26-49

Size: 0.75 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (7-0).

MOTION: To adopt a resolution approving the request for a Class A Conditional Use (CA) to allow a convenience store with gas sales.

11. **DOA1985-171(E)** Title: Resolution approving a Development Order Amendment DOA1985-171(E) Petition of Welcome Homes of Florida Inc., by Kevin McGinley, Agent. Request: to re-designate land use and add units. General Location: Northeast corner of Community Drive and Haverhill Road (**DORFMAN PUD**).

Pages 50-79

Size: 4.54 (80.36 total) acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (7-0).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to re-designate land use and add units.

12. **Z1979-191(A)** Title: Resolution approving an Official Zoning Map Amendment Z1979-191(A) Petition of Florida Power & Light, by Kieran Kilday, Agent. Request: from Agricultural Residential (AR) to Public Ownership (PO) Zoning District with a Conditional Overlay Zone (COZ). General Location: Approx. 3,200 feet north of Boynton Beach Blvd. on the west side of Military Trail (**BOYNTON SERVICE CENTER & SUBSTATION**).

Pages 80-94

Size: 8.7 acres ± (affected); 17.0 acres ± (overall)

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Public Ownership (PO) Zoning District with a Conditional Overlay Zone (COZ).

13. **DOA2000-098(A)** Title: Resolution approving a Development Order Amendment DOA2000-098(A) Petition of Michael Morton, by Kilday & Associates, Agent. Request: to reconfigure the site plan, add an access point and delete units. General Location: Northwest corner of Hagen Ranch Rd. and Flavor Pict Rd. (**CASCADE ILES PUD (aka SAN MICHELE PUD)**).

Pages 95-129

Size: 139.8 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (7-0).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to reconfigure the site plan, add an access point and delete units.

14. **CA2001-013** Title: Resolution approving a Class A Conditional Use CA2001-013 Petition of Southeastern Conf. Assoc. of 7th Day Adventist Inc., by James Exline, Agent. Request: to allow a church or place of worship. General Location: Southwest corner of Okeechobee Blvd. and "E" Road (**1ST SEVENTH DAY ADVENTIST CHURCH**).

Pages 130-152

Size: 5.03 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for a Class A Conditional Use (CA) to allow a church or place of worship.

15. **CA2001-025** Title: Resolution approving a Class A Conditional Use CA2001-025 Petition of Azinta Thompson, by Kevin McGinley, Agent. Request: to allow a church or place of worship. General Location: Approximately 100 feet east of Haverhill Road on the north side of Vilma Lane (**CHURCH OF GOD OF PROPHECY**).

Pages 153-167

Size: 0.92 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (7-0).

MOTION: To adopt a resolution approving the request for a Class A Conditional Use (CA) to allow a church or place of worship.

16. **PDD2001-030** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2001-030 Petition of August Urbanek, Trustee, by Land Design South, Agent. Request: from Residential High Density (RH) to Multiple Use Planned Development (MUPD) Zoning District with office/warehouse and woodworking or cabinet making (requested uses). General Location: Southeast corner of Quail Drive and Westgate Avenue (**URBANEK PROPERTIES**).

Pages 168-190

Size: 3.74 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment to a Planned Development District (PDD) from Residential High Density (RH) to Multiple Use Planned Development (MUPD) Zoning District with office/warehouse and woodworking or cabinet making.

- 17. **CA2001-012** Title: Resolution approving a Class A Conditional Use CA2001-012 Petition of New Light Fellowship Church, by Ron Uphoff and Helen LaValley, Agents. Request: to allow a church or place of worship and accessory daycare. General Location: Approximately 1,000 feet east of Military Trail on the south side of Lakewood Road (**NEW LIGHT FELLOWSHIP CHURCH**).

Pages 191-209

Size: 5.13 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, (7-0).

MOTION: To adopt a resolution approving the request for Class A Conditional Use (CA) to allow a church or place of worship and accessory daycare.

- 18. **DOA/CA1994-080(B)** Title: Resolution approving a Development Order Amendment DOA1994-080(B) Petition of Dr. Joe Warner, by George Brewer, Agent. Request: to modify conditions, reconfigure site plan, add square footage and an access point. Title: Resolution approving a Class A Conditional Use CA1994-080(B) Petition of Dr. Joe Warner, by George Brewer, Agent. Request: to allow a daycare, general. General Location: Approximately 600 feet east of Jog Road on the south side of Hypoluxo Road (**ROYAL PALM PRESBYTERIAN CHURCH**).

Pages 210-230

Size: 4.4 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (7-0).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to modify conditions, reconfigure site plan and add square footage.

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

- 19. **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 231-246

Size: 36.27 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Multiple Use Planned Development (MUPD) to Institutional and Public Facilities (IPF).



20. **Z/CA1977-168(A)** Title: Resolution approving an Official Zoning Map Amendment Z1977-168(A) Petition of Copart of Connecticut Inc., by Lee Worsham and Kim Glas-Castro, Agents. Request: from Light Industrial (IL) to General Industrial (IG) Zoning District. Title: Resolution approving a Class A Conditional Use CA1977-168(A) Petition of Copart of Connecticut Inc., by Lee Worsham and Kim Glas-Castro, Agents. Request: to allow a salvage yard. General Location: Approximately 700 feet east of Benoist Farms Road on the south side of Belvedere Road (**COPART**).

Pages 247-265

Size: 3.76 acres ± (existing)

BCC District: 6

3.65 (-.11 LWDD) acres ± (proposed)

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Light Industrial (IL) to General Industrial (IG) Zoning District.

MOTION: To adopt a resolution approving the request for a Class A Conditional Use (CA) to allow a salvage yard.

21. **Z/DOA1978-283(A)** Title: Resolution approving an Official Zoning Map Amendment Z1978-283(A) Petition of Great Western Bank, by Robert Basehart, Agent. Request: from Specialized Commercial (CS) to General Commercial (CG) Zoning District. Title: Resolution approving a Development Order Amendment DOA1978-283(A) Petition of Great Western Bank, by Robert Basehart, Agent. Request: to reconfigure the site plan and add square footage. General Location: Southeast corner of Jog Road and West Atlantic Avenue (**CVS PHARMACY**).

Pages 266-291

Size: 2.79 acres ± (existing)

BCC District: 5

2.65 acres ± (proposed)

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Specialized Commercial (CS) to General Commercial (CG) Zoning District with a Conditional Overlay Zone (COZ).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to reconfigure the site plan and add square footage.

**D. STATUS REPORTS – CONSENT**

- 22. **SR 84-58D** Status Report for Resolution R-96-1192.1 (Petition 84-58D), the petition of U-Haul Co. of Florida. Property owner: U-Haul Company of Florida. General Location: Approx. 0.6 mile east of Jog Rd. on the south side of West Atlantic Ave. Current zoning: CG-General Commercial with a Development Order Amendment to allow a self storage and vehicle rental (requested uses) (**PEACHTREE PLAZA**).

Pages 292-295

Size: 7.49 acres ±

BCC District: 5

MOTION: To approve a time extension until August 22, 2003, for Resolution R-96-1192.1.

- 23. **SR 92-41.6** Status Report for Resolution R-93-4 (Petition 92-41), the petition of Land Services Group, Inc. Property owner: Palm Beach Plaza Ltd. General Location: Jog Road extension, between Belvedere Rd. and Okeechobee Rd. Current zoning: General Commercial (**PALM BEACH PLAZA**).

Pages 296-300

Size: 2.6 acres ±

BCC District: 2

MOTION: To 1) adopt a resolution to amend voluntary commitments (TPS) in Resolution R-93-4, and 2) approve a time extension until May 23, 2003, to commence development.

- 24. **SR 85-113B.6** Status Report for Resolution R-94-12 (Petition 85-113B), the petition of William and Daphne Cleve. Property owner: Francalby Corp. General Location: northeast corner of Hypoluxo Rd. and High Ridge Rd. Current zoning: Community Commercial with a Conditional Overlay Zone.

Pages 301-304

Size: 4.04 acres ±

BCC District: 3

MOTION: To approve a time extension until September 3, 2002, for Resolution R-94-12.

- 25. **SR 1995-002A** Status Report for Resolution R-98-1311 (Petition 1995-002A), the petition of Macy's Real Estate, Inc. Property owner: Burdines, Inc. General Location: Approx. 1500 feet west of Lyons Rd. on the north side of Glades Rd. Current zoning: Multiple Use Planned Development (**BONVIE MUPD**).

Pages 305-308

Size: 9.21 acres ±

BCC District: 5

MOTION: To approve a time extension until September 1, 2003, for Resolution R-98-1311.

**E. RECEIVE AND FILE ZONING COMMISSION RESOLUTIONS**

26. **DOA1993-009(B)**

Resolution for Young Israel of Boca Raton, Inc. (**YOUNG ISRAEL DAYCARE**)

Pages 309-318

MOTION: To receive and file Zoning Resolution ZR-2001-006.

27. **CB2001-039**

Resolution for August Urbanek, As Trustee (**OPPORTUNITY INC. DAYCARE**)

Pages 319-327

MOTION: To receive and file Zoning Resolution ZR-2001-007.

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 SMALL SCALE AMENDMENT AND ZONING PETITION**

28. **00-SCA 83 COM 2** Let It Ride, L.C., by Robert Bentz, Land design South of Florida, Inc. Small Scale Land Use Amendment (SCA): Amend land use from Low Residential, 3 units per acre (LR-3) to Commercial Low (CL). General Location: Approx. 300 feet south of Lantana Rd. on the east side of High Ridge Rd. (**LANTANA/HIGH RIDGE**)

Pages 328-365

Size: 1.67 acre ±

BCC District: 3

Staff Recommendation: Denial of the requested future land use change from LR-3 to CL, and approval of an **alternative** recommendation for CL with cross-hatching.

LPA Recommendation: Denial of the requested future land use change from LR-3 to CL, and approval of staff's recommendation for CL with cross-hatching. (7-5 vote)

MOTION: To deny the applicant's request and to adopt an ordinance approving staff's recommendation for a future land use change from LR-3 to CL with cross-hatching.

29. **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) Zoning District. General Location: Southeast corner of Lantana Road and High Ridge Road (**LANTANA HIGH RIDGE MUPD**).

Pages 366-393

Size: 3.68 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (6-1).

MOTION: To adopt a resolution approving the request for a Planned Development District (PDD) from Residential Single Family (RS) to Multiple Use Planned Development (MUPD) Zoning District.

**5. DIRECTOR COMMENTS**

**A. ZONING DIRECTOR**

30. Remand Policy

Page 394

31. [Managed Growth Tier System \(MGTS\) Code Revision Update](#)

Page 395

32. [Permission to Advertise the General Issues Ordinance #2](#)

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(additional backup under separate cover)

33. Northlake Boulevard Zoning in Progress Three Month Extension

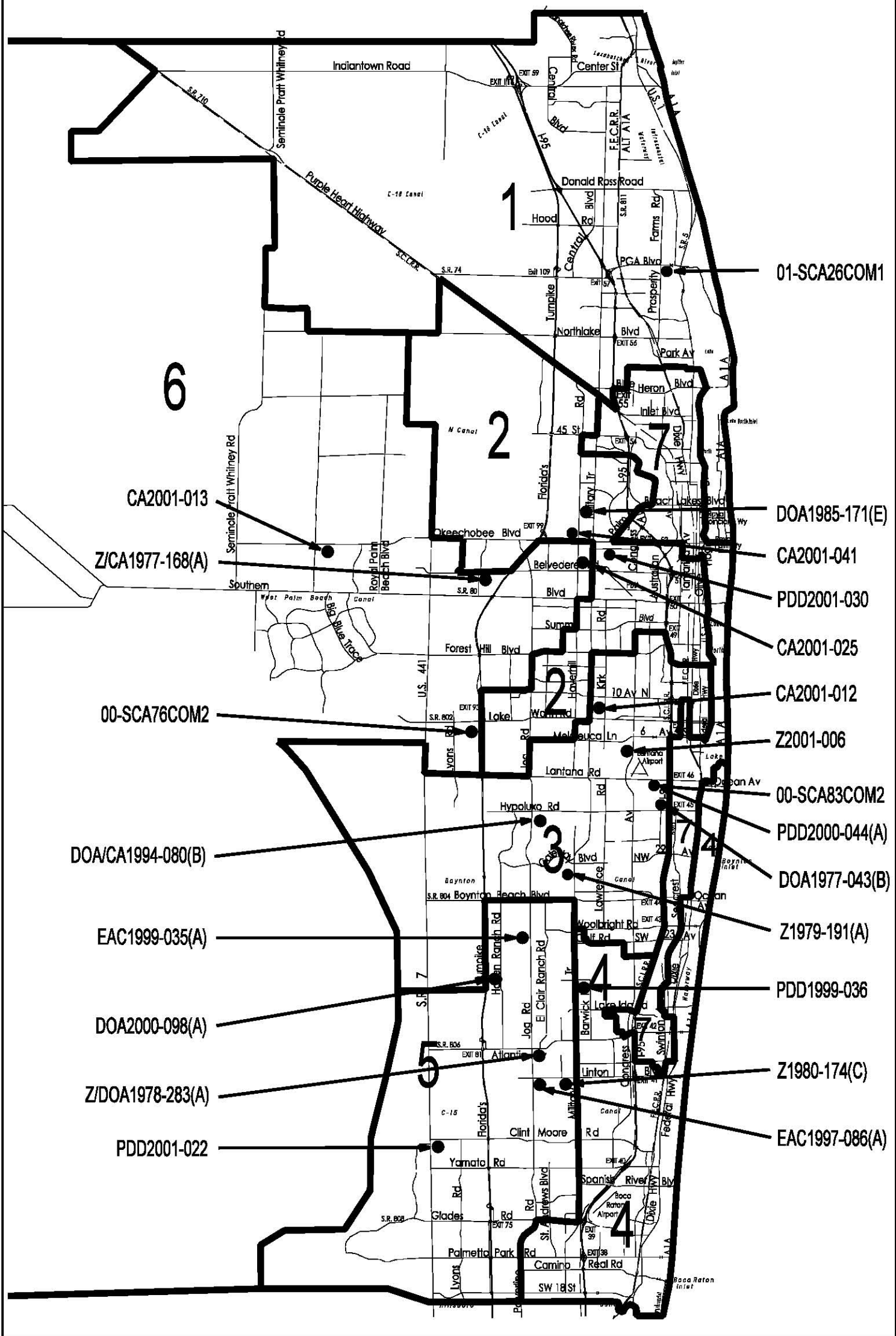
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**B. PLANNING DIRECTOR**

**6. COMMISSIONER COMMENTS**

**7. ADJOURNMENT**

# PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING




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NOTE: MAP IS NOT OFFICIAL, FOR PRESENTATION PURPOSES ONLY

## THURSDAY, OCTOBER 25, 2001


9:30 A.M. IN THE JANE M. THOMPSON  
MEMORIAL CHAMBERS  
301 N. OLIVE AVE.  
WEST PALM BEACH, FL.

In accordance with the ADA, this document may be requested in an alternative format.  
Auxiliary aids or services will be provided upon request with at least three days notice.  
Please contact Ms. Donna Adelsperger at 233-5221.



Scale: N.T.S.

Revision Date: 10/16/01 AC  
Filename: BCCPUB2.DGN  
Contact: S. KUBBER



**Planning  
Zoning  
&  
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