



YOUR PARTNER FOR
SOLID WASTE SOLUTIONS

AGENDA

PUBLIC MEETING SOLID WASTE AUTHORITY

**Thursday, August 28, 2008
9:30 AM**

LOCATION:

PBC GOVERNMENTAL CENTER
301 N. OLIVE AVENUE, 6TH FLOOR
WEST PALM BEACH, FLORIDA 33401

I. Call to Order / Roll Call

Commissioner Jeff Koons, Chair
Commissioner Karen Marcus, Vice Chair
Commissioner Burt Aaronson, Secretary
Commissioner Addie Greene
Commissioner Jess Santamaria
Commissioner Bob Kanjian
Commissioner Mary McCarty

II. Proof of Publication of Meeting

III. A. Public Hearing - Proposed 2008/2009 FY Budget

**Recommendation: Adopt the Budget
Approve the Assessment and Tip Fee Rates
Approve the Tip Fee Rate Schedule
Adopt Resolution 2008-03
Adopt Resolution 2008-04
Adopt Resolution 2008-05**

B. Interlocal Agreement with Palm Beach County for the Purchase of Fill Material from the Winding Waters Natural Area

Recommendation: Approve the ILA between the Authority and Palm Beach County for the purchase of fill material from Palm Beach County from the Winding Waters Natural Area and authorize Executive Director to execute agreement subject to review and approval by Legal Counsel.

IV. Adjournment

Board of County Commissioners

Addie L. Greene, Chairperson
Jeff Koons, Vice Chair
Karen T. Marcus
Robert J. Kanjian
Mary McCarty
Burt Aaronson
Jess R. Santamaria
561-233-5165

County Administrator
Robert Weisman

Department of Planning, Zoning & Building
2300 N. Jog Road
West Palm Beach, FL 33411
Phone: 561-233-5200

Fax:



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

AMENDMENTS TO THE AGENDA

August 28, 2008

AGENDA ITEM # **APPLICATION/CHANGE**
PAGE #

ADD ON TO THE AGENDA AND RENUMBER AGENDA ACCORDINGLY

Receive and File

26. Acreage Neighborhood Plan
 (provided under separate cover)

MOTION: To receive and file the Amended Acreage Neighborhood Plan.

AMENDMENTS TO THE AGENDA

8. Pages 15-70 **DOA/R2007-1596 – FOUNTAINS EAST MUPD**

Add new Engineering Condition 7.D Funding of Median Landscape Improvements to read as follows:

D. New landscape material shall be consistent with the landscaping theme adopted for this roadway.

Add new sentence at the end of Engineering Condition 9 to read as follows:

9. Note: Complete.

26 27. Pages 396-441 **DOA/R2007-1597 – PRATT AND ORANGE MUPD**

Add new Civic Site Dedication Condition 4 to read as follows and renumber accordingly.

4. Palm Beach County shall convey the 7 acre civic site to the Indian Trail Improvement District upon satisfaction of the following preconditions:

a. A covenant restricting the site to governmental and/or civic uses only shall be recorded in the public record.

b. Covenant shall include provisions that any uses for the site must first be approved by the Board of County Commissioners at a public hearing.

c. Preservation area shall be approved at or prior to DRC.

d. Palm Beach County and Indian Trails Water Control District shall have entered into a lease for the 2.27 acre parcel of property which is the subject of Petition Z/COZ 98-41.

e. Petition Z/COZ 98-41 shall have been approved to rezone and site plan the property for development of a fire station or use approved by Board of County Commissioners.

f. Indian Trail Improvement District will have caused, or shall have entered into an agreement to cause water and sewer service lines to be stubbed out at the boundaries of the fire rescue site without charge to Palm Beach County.

g. Palm Beach County shall have the right to connect to water and sewer service upon payment of normal, customary and reasonable connection charges and without payment of any capital charges for construction/installation of water and sewer improvements. (DATE: MONITORING - PREM) (Previous Condition PREM 4 of Resolution R-1998-1810, Control 1998-023) [Note: Completed]

Addie L. Greene, Chairperson
Jeff Koons, Vice Chair
Karen T. Marcus
Robert J. Kanjian
Mary McCarty
Burt Aaronson
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Fax: 561-233-5165

**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY AUGUST 28, 2008

9:30 AM 6TH FLOOR

JANE M. THOMPSON MEMORIAL CHAMBERS

CALL TO ORDER

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

POSTPONEMENTS/WITHDRAWALS/REMANDS

CONSENT AGENDA

REGULAR AGENDA

DIRECTOR COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.

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

AUGUST 28, 2008

CALL TO ORDER

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication - Motion to receive and file
- D. Swearing In - County Attorney
- E. Motion to Adopt Agenda

POSTPONEMENTS/WITHDRAWALS/REMANDS

A. POSTPONEMENTS

- 1. **PDD-2006-01682** Title: an Official Zoning Map Amendment to a Planned Development District application of W & W IX LLC by Land Design South Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

General Location: Southeast corner of 112th Terrace and Northlake Boulevard. **(112th/Northlake Office)** (Control 2006-00529)

Pages 1 - 1

Project Manager: Joyce Lawrence

Size: 10.68 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to Monday September 29, 2008.

- 2. **Z/DOA/CA-2007-01185** Title: an Official Zoning Map Amendment application of Winners Church International by Land Research Management Inc., Agent. Request: rezoning from the Agricultural Residential (AR) Zoning District to the Residential Estate (RE) Zoning District

Title: a Development Order Amendment of Winners Church International by Land Research Management Inc., Agent. Request: to reconfigure the site plan, add land area, and add building square footage.

Title: a Class A Conditional Use of Winners Church International by Land Research Management Inc., Agent. Request: to allow a Daycare, General.

General Location: Southwest corner of Jog Road and Pioneer Road. **(Winners Church)** (Control 1985-00072)

Pages 2 - 2

Project Manager: Ora Owensby

Size: 16.04 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to Monday September 29, 2008.

- 3. **DOA/TDR-2007-01202** Title: A Development Order Amendment. application of Colony At Lake Worth Llc by Land Design South Inc., Agent. Request: To reconfigure site plan, add units, and modify/delete conditions of approval (landscaping, engineering and PUD).

General Location: Northwest corner of Myers Road and Lantana Road. **(Colony at Lake Worth PUD)** (Control 2003-00011)

Pages 3 - 3

Project Manager: Joyce Lawrence

Size: 22.29 acres ±

Zoning Commission Recommendation: Approval as amended 3-2.

MOTION: To postpone thirty (30) days to Monday September 29, 2008.

4. **DOA/R-2008-00303** Title: a Development Order Amendment application of Lantana Charter LLC by Cotleur & Hearing Inc., Agent. Request: to add two external access points to the PUD for the Civic parcel
General Location: South side of Lantana Road, approximately 1 mile west of Grand Lacuna Blvd. (**Lantana Civic Pavillion**) (Control 1981-00233)

Pages 4 - 4

Project Manager: Anthony Wint

Size: 5.24 acres ±

BCC District: 3

Staff Recommendation: .

MOTION: To postpone thirty (30) days to Monday September 29, 2008.

5. **PDD-2007-01792** Title: an Official Zoning Map Amendment to a Planned Development District. application of MPC 3 LLC by McCraney Property Co., Agent. Request: Rezoning from the Planned Unit Development (PUD) Zoning District to the Planned Industrial Park Development (PIPD) Zoning District
General Location: Southwest corner of Belvedere Road and Cleary Road. (**MPC III Turnpike Business Park**) (Control 2002-00011)

Pages

Project Manager: Autumn Sorrow

Size: 48.69 acres ±

BCC District: 6

Staff Recommendation: .

MOTION: To postpone thirty (30) days to Monday September 29, 2008.

CONSENT AGENDA

- A. REQUESTS TO PULL ITEMS FROM CONSENT**
- B. DISCLOSURES FOR THE CONSENT ITEMS**
- D. STATUS REPORTS**

6. **SR 2003-086** Status Report for Resolutions R-2005-607 and R-2005-608 (Control # 2003-086), the application of ZHK LLC. Property Owner: Greg, LLC. General Location: Approximately 3,000 feet south of Hypoluxo Road and 1 mile west of Military Trail. Current Zoning: Residential Transitional Zoning District with a Conditional Overlay and a Class A Conditional Use to allow the Transfer of Development Rights (**Boynton Golf Estates**)

Pages 5 - 9

Size: 8.39 acres ±

BCC District: 3

MOTION: To approve a time extension until March 24, 2011 for Resolutions R-2005-607 and R-2005-608.

7. **SR 2004-233** Status Report for Resolutions R-2005-1043, and R-2005-1044 (Control # 2004-233), the application of Darrin Shapiro. Property Owner: Darrin Shapiro. General Location: Approximately 0.5 of a mile north of Le Chalet Boulevard on the west side of Military Trail. Current Zoning: Commercial Low Office(CLO) Zoning District with a Class A Conditional Use to allow a medical office (**Shapiro Property**)

Pages 10 - 14

Size: 1.63 acres ±

BCC District: 3

MOTION: To approve a time extension until May 26, 2011, for Resolutions R-2005-1043 and R-2005-1044.

- E. PREVIOUSLY POSTPONED ZONING APPLICATION**

8. **ZV/DOA/R-2007-01596** Title: a Development Order Amendment application of Kerekes Land Trust # 9 by Gentile Holloway O'Mahoney & Assoc, Agent. Request: To reconfigure the site plan, amend conditions of approval, to add an access point and to revise the development timeline (restart the commencement clock)
Title: a Requested Use(s) of Kerekes Land Trust # 9 by Gentile Holloway O'Mahoney & Assoc, Agent. Request: To allow a general daycare and a Type I Restaurant.
General Location: Northeast Corner of Jog Road and Boynton Beach Boulevard. (**Fountains East MUPD**) (Control 1997-00004)

Pages 15 - 70

(94) Conditions of Approval (43 - 66)

Project Manager: William Cross

Size: 24.84 acres ±

BCC District: 5

(affected area 24.57 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 68 Conditions of Approval indicated in Exhibit C.

Zoning Commission Recommendation: 7-0

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan, amend conditions of approval, to add an access point and to revise the development time line (restart the commencement clock).

MOTION: To adopt a resolution approving two (2) Requested Uses to allow for a General Daycare and a Type I Restaurant.

9. **ZV/Z/CB-2008-00305** Title: an Official Zoning Map Amendment application of Casco Rental LLC by Land Design South Inc., Agent. Request: rezoning from the Residential High Density (RH) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ)
General Location: East of East Grace Drive, south of the Southern Boulevard/ Australian Avenue overpass. (**Volvo Rents**) (Control 2004-00550)

Pages 71 - 96

(22) Conditions of Approval (86 - 87)

Project Manager: Ora Owensby

Size: 1.76 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to 5 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval as amended

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Residential High Density (RH) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ).

F. ZONING APPLICATIONS

10. **DOA/R-2008-00285** Title: a Development Order Amendment application of Weinbaum Yeshiva High School by Land Design South Inc., Agent. Request: to reconfigure the master plan
Title: a Requested Use of Weinbaum Yeshiva High School by Land Design South Inc., Agent. Request: to allow a Secondary School.
General Location: Approximately 0.5 miles south of Glades Road and 0.3 miles east of SR7/US441. **(Weinbaum Yeshiva High School)** (Control 1997-00056)

Pages 97 - 125

(28) Conditions of Approval (114 - 120)

Project Manager: Carol Glasser

Size: 59.40 acres ±

BCC District: 5

(affected area 5.90 acres ±)

Staff Recommendation: Staff recommends approval subject to 25 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: 7-0

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the master plan.

MOTION: To adopt a resolution approving a Requested Use to allow a Secondary School.

11. **Z-2008-00610** Title: an Official Zoning Map Amendment application of Luis Rodrigues by , Agent. Request: Rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single Family (RS) Zoning District.

General Location: Southwest corner of Military Trail and Pine Tree Drive. **(Rodrigues Rezoning)** (Control 2004-00340)

Pages 126 - 146

(2) Conditions of Approval (138 - 138)

Project Manager: Carol Glasser

Size: 0.54 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval subject to 3 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: 7-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agriculture Residential (AR) Zoning District to the Residential Single Family (RS) Zoning District with a Conditional Overlay Zone (COZ).

12. **Z-2008-00624** Title: an Official Zoning Map Amendment application of Audrey Wolf by Palm Beach County, Agent. Request: rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District
General Location: Southeast corner of Lake Worth Road and Charleston Street. (**Fire-Rescue Station #32**) (Control 2008-00093)

Pages 147 - 159

(6) Conditions of Approval (158 - 159)

Project Manager: Ora Owensby

Size: 0.83 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval subject to five (5) Voluntary Commitments as indicated in Exhibit C.

Zoning Commission Recommendation: 7-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District.

13. **Z/CA-2007-01618** Title: an Official Zoning Map Amendment application of Westgate One LLC by Land Design South Inc., Agent. Request: from the Neighborhood Commercial (CN) Zoning District to the General Commercial (CG) Zoning District

Title: a Class A Conditional Use of Westgate One LLC by Land Design South Inc., Agent. Request: to exceed 10 dwelling units an acre.

General Location: south side of Westgate Avenue between Wabasso Drive and Tallahassee Drive. (**Westgate One**) (Control 2007-00343)

Pages 160 - 184

(12) Conditions of Approval (178 - 180)

Project Manager: David McGuire

Size: 0.99 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval subject to fourteen (14) Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: 7-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment rezoning from the Neighborhood Commercial (CN) Zoning District to the General Commercial (CG) Zoning District

MOTION: To adopt a resolution approving a Class A Conditional Use to exceed 10 dwelling units per acre within the Westgate Overlay

14. **ZV/Z/DOA-2008-00458** Title: an Official Zoning Map Amendment application of Palm Beach County by JPR Planning Services Inc., Agent. Request: rezoning from the Single-family Residential (RS) Zoning District to the Public Ownership (PO) Zoning District with a Conditional Overlay Zone (COZ)

Title: a Development Order Amendment of Palm Beach County by JPR Planning Services Inc., Agent. Request: to legislatively abandon Resolution R-89-944.

General Location: Approximately 1000 feet south of Flavor Pict Road on the east side of Jog Road. **(Water Treatment Plant 3)** (Control 1988-00062)

Pages 185 - 193

(7) Conditions of Approval (192 - 193)

Project Manager: Ora Owensby

Size: 112.34 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to seven (7) Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: 7-0

MOTION: To recommend approval on first reading, of an Official Zoning Map Amendment from the Single-family Residential (RS) Zoning District to the Public Ownership (PO) Zoning District with a Conditional Overlay Zone (COZ), and to schedule a second hearing on September 29, 2008.

MOTION: To recommend approval of a Legislative Abandonment of Resolution R-89-944 (Control No. 1988-062).

15. **DOA/R-2007-01401** Title: a Development Order Amendment. application of Achva Vahava LLC by Siegel Lipman Dunay Shepard & Miskel LLP, Agent. Request: To add square footage and reconfigure site plan

Title: a Requested Use. of Achva Vahava LLC by Siegel Lipman Dunay Shepard & Miskel LLP, Agent. Request: To allow a place of worship..

General Location: Southwest corner of Powerline Road and Boca Grove Boulevard. **(Grove Center Office POBP)** (Control 1981-00170)

Pages 194 - 217

(26) Conditions of Approval (208 - 212)

Project Manager: William Cross

Size: 3.46 acres ±

BCC District: 5

(affected area 0.45 acres ±)

Staff Recommendation: Staff recommends approval subject to 26 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: 7-0

MOTION: To adopt a resolution approving a Development Order Amendment to add square footage and reconfigure site plan.

MOTION: To adopt a resolution approving a Requested Use to allow a place of worship.

REGULAR AGENDA

- A. ITEMS PULLED FROM CONSENT (DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA)**
- B. PUBLIC OWNERSHIP ZONING DISTRICT - DEVIATIONS**
- C. STATUS REPORTS**

16. **SR 1998-077.3** Status Report for Resolution R-1999-0527 (Control # 1998-077), the application of Herbert and Karl Kahlert. Property Owner: Herbert F. Kahlert. General Location: Northeast corner of Lake Worth Road and Lyons Road Current Zoning: MUPD - Multiple Use Planned Development District with a convenience store with gas sales (**Village Corner MUPD**)

Pages 218 - 223

Size: 12.29 acres ±

BCC District: 6

MOTION: To adopt a resolution to approve a Development Order Amendment to amend conditions of approval (Condition 2) in Resolution R-2007-0222, and approve a time extension until March 20, 2011, for Resolution R-1999-0527.

17. **SR1978-239A.5** Status Report for Resolution R-1997-660 (Control # 1978-239), the application of St. Herman's Orthodox Church and Ann Throgmorton. Property Owner: St. Herman's Orthodox Church. General Location: Approximately 600 feet south of Hypoluxo Road on the west side of Military Trail . Current Zoning: Community Commercial (CC) with a Special Exception to allow a church and accessory buildings and structures. (**St. Herman Orthodox Church**)

Pages 224 - 229

Size: 0.91 acres ±

BCC District: 3

MOTION: To approve a time extension until May 22, 2011 for Resolution R-1997-660.

18. **SR1975-069G.3** Status Report for Resolution 2001-0430 (Control # 1975-069G), the application of Wal-Mart Stores Inc. (1975-069G). Property Owner: Michel P. Barberis General Location: Southwest corner of Seacrest Boulevard and Hypoluxo Road. Current Zoning: General Commercial District (CG) with a Special Exception to allow a large scale Planned Community Commercial and Shopping Complex including a motel, gasoline station and financial institution. (**Sam's Wholesale Club**)

Pages 230 - 235

Size: 0.68 acres ±

BCC District: 7

MOTION: To approve a time extension until May 5, 2011 for Resolution R-2001-0430.

- D. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**

19. **SCA-2007-00042** Title: application of Kidsanctuary Inc by Urban Design Studio, Agent. Request: To change Future Land Use designation from Park to Institutional and Public Facilities with an underlying 8 units per acre (INST/8).
General Location: South side of Pioneer Rd., east of Benoist Farms Rd..
(Pioneer-Benoist Farms Institutional) (Control 2007-00238)

Pages 236 - 250

Project Manager: Kathleen Chang

Size: 5.57 acres ±

Staff Recommendation: Approval of the proposed amendment from Park to INST/8 with a condition limiting the subject property to develop as a Congregate Living Facility utilizing the underlying 8 dwelling units per acre, and no other residential uses shall be permitted.

MOTION: To adopt an ordinance approving the proposed amendment from Park to INST/8 with a condition limiting the subject property to develop as a Congregate Living Facility utilizing the underlying 8 dwelling units per acre, and no other residential uses shall be permitted.

20. **ZV/Z/CA-2007-00852** Title: An Official Zoning Map Amendment application of Barbara McMillin by Urban Design Studio, Agent. Request: Rezoning from the Public Ownership (PO) Zoning District to the Single-family Residential (RS) Zoning District
Title: A Class A Conditional Use of Barbara McMillin by Urban Design Studio, Agent. Request: To allow a Type 3 Congregate Living Facility (CLF).
General Location: West of Florida's Turnpike on the south side of Pioneer Road. **(Kid Sanctuary)** (Control 2007-00238)

Pages 251 - 277

(18) Conditions of Approval (265 - 269)

Project Manager: Autumn Sorrow

Size: 5.57 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval subject to sixteen (16) Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: 7-0

MOTION: To adopt a Resolution approving an Official Zoning Map Amendment from the Public Ownership (PO) Zoning District to the Single-family Residential (RS) Zoning District.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Type III Congregate Living Facility (CLF).

21. **SCA-2008-00016** Title: application of Palomino Ventures Inc by Land Research Management Inc., Agent. Request: To change Future Land Use designation from Low Residential, 2 units per acre (LR-2) to Institutional with an underlying residential 8 units per acre (INST/8).
General Location: Northeast corner of State Road 7 and Palomino Drive. **(S R 7 / Palomino INST)** (Control 1996-00112)

Pages 278 - 302

Project Manager: Kathleen Chang

Size: 8.42 acres ±
(affected area 8.29 acres ±)

Staff Recommendation: Denial of the proposed amendment from LR-2 to Institutional/8 (INST/8).

MOTION: To deny the proposed amendment from LR-2 to Institutional/8 (INST/8).

22. **PDD/R-2007-01770** Title: An Official Zoning Map Amendment to a Planned Development District application of Palomino Ventures Inc by Land Research Management Inc., Agent. Request: Rezoning from the Residential Transitional (RT) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District
Title: A Requested Use. of Palomino Ventures Inc by Land Research Management Inc., Agent. Request: To allow a Congregate Living Facility Type III.
General Location: Northeast corner of the intersection of SR7 and Palomino Drive. **(Gardens CLF)** (Control 1996-00112)

Pages 303 - 323

(14) Conditions of Approval (316 - 319)

Project Manager: Autumn Sorrow

Size: 8.29 acres ±

BCC District: 6

Staff Recommendation: Staff recommends denial of the request, however if the BCC approves the requests then staff will impose eleven (11) Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: 6-1 approval

MOTION: To adopt a Resolution denying an Official Zoning Map Amendment to a Planned Development District rezoning from the Residential Transitional (RT) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

MOTION: To adopt a Resolution denying a Requested Use to allow a Type III Congregate Living Facility.

23. **SCA-2008-00019** Title: Michael Gilley application of Michael Gilley by Frogner Consulting Inc., Agent. Request: To change Future Land Use designation from Low Residential, 2 units per acre (LR-2) to Commercial Low, with an underlying Low Residential, 2 units per acre (CL/2).
General Location: West side of Military Trail, 2000' north of Lantana Road on the south side of Wenhart Rd.. **(Military / Atlantis Medical Office)** (Control 2007-00428)

Pages 324 - 348

Project Manager: Kevin Andrews

Size: 1.51 acres ±

Staff Recommendation: Approval of the proposed amendment from LR-2 to CL/2 with a condition limiting the subject property to develop office and accessory uses to office.

MOTION: To adopt an ordinance approving the proposed amendment from LR-2 to CL/2 with a condition limiting office and accessory uses to office.

24. **Z-2007-01808** Title: an Official Zoning Map Amendment application of Mike Gilley by Frogner Consulting LLC, Agent. Request: Rezoning from the Agriculture Residential (AR) Zoning District to the Community Commercial (CC) Zoning District with a Conditional Overlay Zone (COZ)
General Location: Southwest corner of Military Trail and Wenhart Road. **(Military Medical)** (Control 2007-00428)

Pages 349 - 373

(21) Conditions of Approval (362 - 365)

Project Manager: Carol Glasser

Size: 1.52 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to 23 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: 7-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agriculture Residential (AR) Zoning District to the Community Commercial (CC) Zoning District with a Conditional Overlay Zone (COZ)

E. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

F. PREVIOUSLY POSTPONED ZONING APPLICATIONS

25. **Z/CA-2008-00294** Title: an Official Zoning Map Amendment application of Florida Sevashram Sangha Inc by Jon E Schmidt & Associates, Agent. Request: rezoning from the Residential Transitional Urban (RTU) Zoning District to the Residential Single-family (RS) Zoning District
Title: a Class A Conditional Use of Florida Sevashram Sangha Inc by Jon E Schmidt & Associates, Agent. Request: to allow a Place of Worship.
General Location: Northeast corner of Lantana Road and Bentbrook Boulevard. **(Florida Sevashram Sangha)** (Control 1995-00044)

Pages 374 - 395

(14) Conditions of Approval (387 - 391)

Project Manager: Carol Glasser

Size: 1.65 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the rezoning subject to 3 Conditions of Approval as indicated in Exhibit C and approval of the Class A Conditional Use subject to 15 Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Residential Transitional Urban (RTU) Zoning District to the Residential Single Family (RS) Zoning District with a Conditional Overlay Zone (COZ).

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Place of Worship.

26. **ZV/DOA/R-2007-01597** Title: a Development Order Amendment application of Publix Super Markets Inc by Ruden McClosky, Agent. Request: To reconfigure the site plan and modify conditions of approval (Building and Site Design, Planning, Use Limitation)
Title: a Requested Use of Publix Super Markets Inc by Ruden McClosky, Agent. Request: To allow an Auto Service Station.
General Location: On the northeast corner of Orange Boulevard and Seminole Pratt Whitney Road. **(Pratt and Orange MUPD)** (Control 1998-00023)

Pages 396 - 441

(88) Conditions of Approval (421 - 436)

Project Manager: Ronald Sullivan

Size: 15.38 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests for a DOA to reconfigure the site plan and a Requested Use to allow an Auto Service Station subject to 79 conditions as indicated in Exhibit C.

Zoning Commission Recommendation: 7-0

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan and modify conditions of approval (Building and Site Design, Planning, Use Limitation).

MOTION: To adopt a resolution approving a Requested Use to allow an Auto Service Station.

G. **ZONING APPLICATIONS - NEW**

H. **ULDC AMENDMENTS**

27. ULDC AMENDMENT ROUND 2008-01

STAFF RECOMMENDS A MOTION TO ADOPT AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067.

Pages 442 - 506

MOTION: TO ADOPT AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067, AS FOLLOWS: ARTICLE 1- GENERAL PROVISIONS; CHAPTER E - PRIOR APPROVALS; CHAPTER F - NON-CONFORMITIES; CHAPTER I - DEFINITIONS AND ACRONYMS; ARTICLE 2- DEVELOPMENT REVIEW PROCESS; CHAPTER E - MONITORING; ARTICLE 3- OVERLAYS & ZONING DISTRICTS; CHAPTER B - OVERLAYS; CHAPTER C - STANDARDS DISTRICTS; CHAPTER D - PROPERTY DEVELOPMENT REGULATIONS (PDRS); CHAPTER E - PLANNED DEVELOPMENT DISTRICTS (PDDS); CHAPTER F - TRADITIONAL DEVELOPMENT DISTRICTS (TDDs); ARTICLE 4- USE REGULATIONS; CHAPTER A - USE CLASSIFICATIONS; CHAPTER B - SUPPLEMENTARY USE STANDARDS; CHAPTER D - EXCAVATION; ARTICLE 5- SUPPLEMENTARY STANDARDS; CHAPTER B - ACCESSORY AND TEMPORARY USES; CHAPTER C - DESIGN STANDARDS; CHAPTER D - PARKS & RECREATION - RULES AND RECREATION STANDARDS; CHAPTER E - PERFORMANCE STANDARDS; CHAPTER G - DENSITY BONUS PROGRAM; CHAPTER H - MASS TRANSIT STANDARDS; ARTICLE 6- PARKING; CHAPTER A - PARKING; CHAPTER B - LOADING STANDARDS; ARTICLE 7- LANDSCAPING; CHAPTER E - INSTALLATION, MAINTENANCE, PRUNING AND IRRIGATION; ARTICLE 8- SIGNAGE; CHAPTER D - TEMPORARY SIGNS REQUIRING SPECIAL PERMIT; ARTICLE 9- ARCHAEOLOGICAL AND HISTORIC PRESERVATION; CHAPTER A - ARCHAEOLOGICAL RESOURCES PROTECTION; CHAPTER B - HISTORIC PRESERVATION PROCEDURES; ARTICLE 14 - ENVIRONMENTAL STANDARDS; CHAPTER C - VEGETATION PRESERVATION AND PROTECTION; ARTICLE 17- DECISION MAKING BODIES; CHAPTER D - STAFF OFFICIALS; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

DIRECTOR COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT