

Board of County Commissioners

Tony Masilotti, Chairman
Addie L. Greene, Vice Chairperson
Karen Marcus
Jeff Koons
Warren H. Newell
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County Administrator

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**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

AMENDMENTS TO THE AGENDA

FEBRUARY 23, 2006

<u>AGENDA ITEM #</u>	<u>APPLICATION/CHANGE</u>
<u>PAGE #</u>	

WITHDRAWAL (UNDER PLANNING DIRECTOR)

32. Inclusionary Zoning – Interim Policy

AMENDMENTS TO THE AGENDA

24. **Z2005-382 – TEMPLE MEDICAL**
Page 237

Modify Architectural Review Condition 2 to read as follows:

2. The maximum height of the medical office building shall be ~~thirty (30)~~ thirty-five (35) feet. All heights shall be measured from finished grade to the highest point of the building, including air conditioning, mechanical equipment, satellite dishes and architectural features. (DRO: ARCH REVIEW -Zoning)

26. **PDD2005-890 – MIDLAND COMMONS**
Page 288

Modify Zoning-Landscaping Along the North, South and West Property Lines (Abutting Residential) Condition 1.b. to read as follows:

i.b. a six (6) foot high opaque concrete ~~panel~~ wall. Height of wall shall be measured from the highest grade at the property line of the two adjoining properties (i.e. subject property and adjoining residential property). The exterior Both sides of the wall shall be given a finished architectural treatment that is consistent with the color and style of the principal structure;. Shop drawings of this wall shall be reviewed and approved by the Arch Review/Landscape Section prior to the issuance of a building permit;

Delete Zoning – Landscaping – Interior Condition 3.

PDD/R2005-1471 – SELECT MEDICAL

Modify Zoning – Landscaping Along The South And East Property Lines (Abutting Residential) Condition 1.a. to read as follows:

- ~~a. a six (6) foot high concrete panel wall, measured from top of curb, crown of road or finished floor elevation, whichever is higher. The exterior side of the wall shall be given a finished architectural treatment that is consistent with the color and style of the principal structure;~~
- a. a six (6) foot high opaque concrete wall. Height of wall shall be measured from the highest grade at the property line of the two adjoining properties (i.e. subject property and adjoining residential property). Both sides of the wall shall be given a finished architectural treatment that is consistent with the color and style of the principal structure. Shop drawings of this wall shall be reviewed and approved by the Arch Review/Landscape Section prior to the issuance of a building permit.

ULDC AMENDMENTS ROUND - 2005-02

EXHIBIT K, BCC THRESHOLDS AND RELATED PDD/TDD AMENDMENTS

Staff recommends not adopting Part 7, amending ULDC Table 3.F.1.E-31, TDD Corresponding Land Use.

The current table is provided below as a reference:

Table 3.F.1.E-31 - TDD CORRESPONDING LAND USE

	AGR	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
TND			√	√	√	√	√	√	√	√	√
TTD			√	√	√	√	√	√	√	√	
	AGR	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
TMD			√	√	√	√			√	√	√

Legend: Check (√) indicates the TDD corresponds to the FLU category.

EXHIBIT R, HEALTH REGULATIONS

Staff recommends correcting line 57 of Part 6, amending ULDC Art. 15.B.13.I [Related to Operation and Maintenance], to add an omitted letter in the citation, as follows:

- 3. The minimum required fire flow from fire hydrants shall be determined as per Art. 15.B.8.A.21.a.

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

FEBRUARY 23, 2006

**THURSDAY
9:30 AM**

**SOLID WASTE AUTHORITY
AUDITORIUM**

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

- 2. POSTPONEMENTS/REMANDS (Pages)**

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

- 4. REGULAR AGENDA (Pages)**

- 5. DIRECTOR COMMENTS (Page)**

- 6. COMMISSIONER COMMENTS (Page)**

- 7. ADJOURNMENT (Page)**

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**

FEBRUARY 23, 2006

1. 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

2. POSTPONEMENTS/REMANDS

A. POSTPONEMENTS

- 1. **Z/CA2005-477** Title: Resolution approving an Official Zoning Map Amendment application of Levy Ventures Limited Partnership, by Jon E. Schmidt & Associates, Agent. Request: Rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Class A Conditional Use application of Levy Ventures Limited Partnership, by Jon E. Schmidt & Associates, Agent. Request: To allow a private school. General Location: Southeast corner of Bates Road and Northlake Boulevard (**LEVY LEARNING CENTER**). (Control 2005-193)

N/A

Size: 0.98 acres ±

BCC District: 1

MOTION: None required. (Postponed by the Zoning Commission to March 23, 2006)

- 2. **DOA2005-304** Title: Resolution approving a Development Order Amendment application of Athena Vista Ltd., by Juran Consulting, Inc., Agent. Request: To add an access point. General Location: Northeast corner of Okeechobee Boulevard and Jog Road (**VISTA CENTER PARCEL 21N, M & S**). (Control 1984-130)

N/A

Size: 7.28 acres ±

BCC District: 2

MOTION: None required. (Postponed by the Zoning Commission to March 23, 2006)

3. **DOA2005-480** Title: Resolution approving a Development Order Amendment application of Prime Projects Development, LLC, by Kilday & Associates, Inc., Agent. Request: To re-designate land use from recreation to residential, reconfigure the master plan, and add units. General Location: Southwest corner of Grand Lacuna Boulevard and Rolling Hills Boulevard (**BALMORAL (LACUNA) COUNTRY CLUB POD H**). (Control 1981-233)

N/A

Size: 9.49 acres ±

BCC District: 3

MOTION: None required. (Postponed by the Zoning Commission to March 23, 2006)

4. **PDD/R/TDR/W2005-1322** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Requested Use application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To allow the Transfer of Development Rights for 36 units and to designate this application as the receiving area. Title: Resolution approving a Waiver application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Northeast corner of Lantana Road and Fearnley Drive (**FAIRWAY VIEW OF THE PALM BEACHES**). (Control 2005-449)

N/A

Size: 16.97 acres ±

BCC District: 2

MOTION: None required. (Postponed by the Zoning Commission to March 23, 2006)

5. **DOA2005-633** Title: Resolution approving a Development Order Amendment application of Palmetto Park Road Associates, Ltd., by F. Martin Perry & Associates, P.A., Agent. Request: To modify/delete conditions of approval. General Location: Northwest corner of State Road 7/US 441 and Palmetto Park Road (**WEST BOCA SQUARE**). (Control 1980-114)

Page 1

Size: 33.99 acres ±

BCC District: 5

MOTION: None required. (By-right postponement to March 23, 2006)

6. **CA2005-015** Title: Resolution approving a Class A Conditional Use application of Agape United Church of God, Inc., by Carole A. Turk, Agent. Request: To allow a place of worship. General Location: Approximately 0.75 mile east of Jog Road on the south side of Western Way (**AGAPE CHURCH**). (Control 2001-069)

Page 2

Size: 2.0 acres ±

BCC District: 3

MOTION: None required. (By-right postponement to April 27, 2006)

7. **SR 1984-054D.2** Status Report for Resolution R-94-501 (Petition 1984-054D), the petition of Palms West Hospital, Inc. Property owner: Palms West Hospital, Inc. General Location: Approximately 0.1 mile west of Folsom Road on the north side of Southern Boulevard. Zoning District: Institutional and Public Facilities with a Special Exception for a medical center, a day care center (max. 100 children), and a 125 bed ACLF-Type III (**PALMS WEST HOSPITAL**).

Page 3-8

Size: 74.32 acres ±

BCC District: 6

MOTION: To postpone to March 23, 2006. (Requested by the property owner)

8. **SR 2002-034** Status Report for Resolutions R-2002-1963 and R-2002-1964 (Petition 2002-034), the petition of Lawrence Fisher. Property owners: Mike S. Soueid, Masoud Sanati and Mohammed Eftekhari. General Location: Approximately 1,000 feet south of Lantana Road on the west side of Jog Road. Zoning District: Residential Transitional Urban with a Class A Conditional Use to allow a general daycare (**THE CAMBRIDGE SCHOOL**).

Pages 9-14

Size: 2.39 acres ±

BCC District: 3

MOTION: To postpone to May 25, 2006. (Requested by the property owner)

B. REMANDS

9. **PDD/W2005-1460** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Frances Taheri; J. Lendacki; Kit Shiotani; Mina Taheri; South Florida Water Management District; Swaney Properties, LLC; and William Chinnick Charitable Foundation, Inc., by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. Title: Resolution approving a Waiver application of Frances Taheri; J. Lendacki; Kit Shiotani; Mina Taheri; South Florida Water Management District; Swaney Properties, LLC; and William Chinnick Charitable Foundation, Inc., by Kilday & Associates, Inc., Agent. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Approximately 0.2 mile east of Lyons Road on the north side of Boynton Beach Boulevard (**RAVELLO AGR PUD**). (Control 2005-323)

N/A

Size: 256.46 acres ±

BCC Districts: 3 & 5

MOTION: None required. (Remanded by the Zoning Commission to the March 8, 2006 DRO meeting)

– END OF POSTPONEMENTS/REMANDS –

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. DISCLOSURES FOR THE CONSENT ITEMS

C. ZONING APPLICATIONS

10. **DOA2005-618** Title: Resolution approving a Development Order Amendment application of Diocese of Palm Beach, Inc. and Pious Society of the Missionaries of St. Charles Boromero, Inc., by Land Research Management, Inc., Agent. Request: To add land area, add square footage and modify a condition of approval. General Location: Approximately 330 feet west of Half Mile Road on the south side of West Atlantic Avenue (**PIOUS SOCIETY-OUR LADY QUEEN OF PEACE**). (Control 1994-087)

Pages 15-35

Size: 12.99 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving a Development Order Amendment to add land area, add square footage and modify a condition of approval.

11. **DOA2005-1131** Title: Resolution approving a Development Order Amendment application of Temple Torah of West Boynton Beach, Inc., by Cotleur & Hearing, Inc., Agent. Request: To reconfigure the site plan, add square footage and modify a condition of approval. General Location: Northeast corner of Gateway Boulevard and Jog Road (**TEMPLE TORAH OF WEST BOYNTON BEACH**). (Control 1980-153)

Pages 36-63

Size: 6.72 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan, add square footage and modify a condition of approval.

12. **DOA2005-150** Title: Resolution approving a Development Order Amendment application of Folke Peterson Center for Wildlife, by Ellen Smith, AICP, Agent. Request: To reconfigure the site plan, delete land area and add square footage. General Location: Approximately 4,500 feet west of State Road 7/US 441 on the south side of Acme Road (**FOLKE PETERSON CENTER FOR ANIMAL WELFARE**). (Control 2001-032)

Pages 64-78

Size: 30.55 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan, delete land area and add square footage.

13. **PDD2005-151** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Hughes Development Ltd. Partnership, by Ellen Smith, AICP, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approximately 4,500 feet west of State Road 7/US 441 on the south side of Southern Boulevard (**MARTINGALE MEADOWS PUD**). (Control 2005-071)

Pages 79-98

Size: 44.7 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

CONSENT AGENDA

14. **PDD/W2005-1328** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach Associates XXIV, LLLP, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. Title: Resolution approving a Waiver application of Boynton Beach Associates XXIV, LLLP, by Kilday & Associates, Inc., Agent. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Approximately 1.5 miles south of West Atlantic Avenue bound on the east by Lyons Road and the west by State Road 7/US 441 (**HYDER AGR-PUD**). (Control 2005-455)

Pages 99-134

Size: 995.66 acres ±

BCC Districts: 3 & 5

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Reserve Zoning District to the Agricultural Reserve Planned Unit Development District.

MOTION: To adopt a resolution approving a Waiver to allow deviation from cul-de-sac and/or dead-end restrictions.

D. PREVIOUSLY POSTPONED STATUS REPORTS

15. **SR 1986-114B.4** Status Report for Resolution R-97-148 (Petition 1986-114B), the petition of Summit Christian School. Property owner: Summit Christian School of Palm Beach County. General Location: Southeast corner of Haverhill Road and Summit Boulevard. Zoning District: Multifamily Residential with a Special Exception to allow a private educational institution including a daycare facility (**SUMMIT CHRISTIAN SCHOOL**).

Pages 135-139

Size: 18.16 acres ±

BCC District: 2

MOTION: To approve a time extension until August 10, 2007, for Resolution R-97-148.

E. STATUS REPORTS

16. **SR 1998-078C** Status Report for Resolutions R-1999-986 and R-2002-1255 (Petitions 1998-078A and 1998-078C), the petitions of Herbert F. Kahlert and Karl A. Kahlert. Property owners: Fritz M. Kahlert, TR, Heinz Kahlert and Herbert F. Kahlert. General Location: Northwest corner of Jog Road and Woolbright Road. Zoning District: Multiple Use Planned Development with a convenience store with gas sales, carwash and a fast food restaurant (**THE SHOPPES OF MADISON**).

Pages 140-145

Size: 13.58 acres ±

BCC District: 5

MOTION: To 1) adopt a resolution approving a Development Order Amendment to amend conditions of approval (TPS) in Resolution R-2002-1255, and 2) approve a time extension until July 25, 2007, for Resolutions R-1999-986 and R-2002-1255.

17. **SR 2001-030** Status Report for Resolution R-2001-1858 (Petition 2001-030), the petition of August Urbanek, Trustee. Property owner: Quailgate, LLC. General Location: Southeast corner of Westgate Avenue and Quail Drive. Zoning District: Multiple Use Planned Development with office/warehouse and woodworking or cabinet making (**URBANEK PROPERTIES**).

Pages 146-151

Size: 2.74 acres ±

BCC District: 2

MOTION: To approve a time extension until October 25, 2007, to commence development.

18. **SR 2001-005** Status Report for Resolution R-2001-2067 (Petition 2001-005), the petition of Flamboyant Enterprises and Paul Okean. Property owner: Morningstar Nursery, Inc. General Location: Approximately 600 feet north of Hypoluxo Road on the east side of Military Trail. Zoning District: Multiple Use Planned Development with two (2) daycares, general and a congregate living facility, type III (**OKEAN OFFICE MUPD**).

Pages 152-156

Size: 19.18 acres ±

BCC District: 3

MOTION: To approve a time extension until November 29, 2007, for Resolution R-2001-2067.

F. ADMINISTRATIVE INQUIRY

19. **AI-2006-01** – Application 2004-504 – Ascot/Lyons PUD Civic Site Cash-Out

Pages 157-159

G. CORRECTIVE RESOLUTION

20. [Corrective Resolution](#): To correct PREM conditions of Exhibit C in Resolution R-2005-2288 (**TERRA NOVA PUD**). (PDD2004-658, Control 2004-456)

Pages 160-163

MOTION: To adopt a resolution to correct Resolution R-2005-2288.

– END OF CONSENT AGENDA –

– START OF REGULAR AGENDA –

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA

C. STATUS REPORTS

21. **SR 1991-030.4** Status Report for Resolution R-91-1186 (Petition 1991-030), the petition of Central Baptist Church. Property owner: Central Baptist Church of Jupiter Florida, Inc. General Location: Southwest corner of Loxahatchee River Road and Roebuck Road. Zoning District: Single Family Residential with a Special Exception to allow a church/sanctuary and accessory buildings (**CENTRAL BAPTIST CHURCH**).

Pages 164-169

Size: 4.5 acres ±

BCC District: 1

MOTION: To approve a time extension until November 9, 2007, for Resolution R-91-1186.

D. SMALL SCALE LAND USE PLAN AMENDMENTS AND ZONING APPLICATIONS

22. **SCA 2005-00027** Anshei Emuna Congregation, Inc., by Miller Land Planning Consultants, Inc. Small Scale Land Use Amendment (SCA): Amend land use from Low Residential, 3 units per acre (LR-3) to Institutional, with an underlying 3 units per acre (INST/3). General Location: Approximately 600 feet south of Linton Boulevard on the west side of Jog Road (**LINTON/JOG INSTITUTIONAL a.k.a. TEMPLE ANSHEI EMUNA AND TEMPLE MEDICAL**).

Pages 170 - 217

Size: 4.45 acres ±

BCC District: 5

Staff Recommendation: Approval of the requested future land use change from LR-3 to INST/3.

LPA Recommendation: Approval of the requested future land use change from LR-3 to INST/3. (8-3 vote)

MOTION: To adopt an ordinance to approve the proposed amendment from LR-3 to INST/3.

23. **DOA2005-381** Title: Resolution approving a Development Order Amendment application of Anshei Emuna Congregation, Inc., by Miller Land Planning Consultants, Inc., Agent. Request: To delete land area. General Location: Approximately 600 feet south of Linton Boulevard on the west side of Jog Road (**TEMPLE ANSHEI EMUNA**). (Control 1981-225)

Pages 218-236

Size: 2.92 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

DISCLOSURE

MOTION: To adopt a resolution approving a Development Order Amendment to delete land area.

24. **Z2005-382** Title: Resolution approving an Official Zoning Map Amendment application of Anshei Emuna Congregation, Inc., by Miller Land Planning Consultants, Inc., Agent. Request: Rezoning from the Residential Transitional (RT) Zoning District to the Institutional and Public Facilities (IPF) Zoning District. General Location: Approximately 600 feet south of Linton Boulevard on the west side of Jog Road (**TEMPLE MEDICAL**). (Control 2005-081)

Pages 237-257

Size: 1.50 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

DISCLOSURE

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Residential Transitional Zoning District to the Institutional and Public Facilities Zoning District with a Conditional Overlay Zone.

25. **SCA 2005-00053** Midland Commons, Inc., by Basehart Consulting, Inc. Small Scale Land Use Amendment (SCA): Amend land use from Commercial Low with an underlying 5 units per acre (CL/5) on 0.86 acres and Medium Residential, 5 units per acre (MR-5) on 4.76 acres to Commercial Low-Office, with an underlying 5 units per acre (CL-O/5) with cross-hatching on the westernmost 500 feet of the site. General Location: Approximately 1,050 feet north of Lantana Road on the west side of Military Trail (**MIDLAND COMMONS OFFICE** aka **MIDLAND COMMONS**).

Pages 258-287

Size: 5.62 acres ±

BCC District: 3

Staff Recommendation: Approval of the requested future land use change from CL/5 and MR-5 to CL-O/5 with cross-hatching on the westernmost 500 feet of the site.

LPA Recommendation: Approval of the requested future land use change from CL/5 and MR-5 to CL-O/5 with cross-hatching on the westernmost 500 feet of the site. (11-0 vote)

MOTION: To adopt an ordinance to approve the proposed amendment from CL/5 and MR-5 to CL-O/5 with cross-hatching on the westernmost 500 feet of the site.

26. **PDD2005-890** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Midland Commons, Inc., by Basehart Consulting, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approximately 1,050 feet north of Lantana Road on the west side of Military Trail (**MIDLAND COMMONS**). (Control 2005-346)

Pages 288-306

Size: 5.62 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

DISCLOSURE

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Multiple Use Planned Development District.

27. **SCA 2006-00006** JPJ Development & Design, LLC and Lauth Property Group, LLC, by Ruden, McClosky. Small Scale Land Use Amendment (SCA): Amend land use from Commercial Low-Office, with an underlying 8 units per acre (CL-O/8) to Institutional, with an underlying 8 units per acre (INST/8). General Location: Approximately 200 feet west of Congress Avenue on the south side of Melaleuca Lane (**CONGRESS/MELALEUCA INSTITUTIONAL** aka **SELECT MEDICAL**).

Pages 307-331

Size: 6.50 acres ±

BCC District: 3

Staff Recommendation: Approval of the requested future land use change from CL-O/8 to INST/8.

LPA Recommendation: Approval of the requested future land use change from CL-O/8 to INST/8. (11-0 vote)

MOTION: To adopt an ordinance to approve the proposed amendment from CL-O/8 to INST/8.

28. **PDD/R2005-1471** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Lauth Property Group, LLC, by Ruden, McClosky, Agent. Request: Rezoning from the Commercial Low Office (CLO) Zoning District to the Multiple Use Planned Development (MUPD) District. Title: Resolution approving a Requested Use application of Lauth Property Group, LLC, by Ruden, McClosky, Agent. Request: To allow a hospital or medical center. General Location: Approximately 200 feet west of Congress Avenue on the south side of Melaleuca Lane (**SELECT MEDICAL**). (Control 2005-510)

Pages 332-352

Size: 6.5 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

DISCLOSURE

MOTION: To adopt a resolution approving the abandonment of a Class A Conditional Use to allow a medical office granted by Resolution R-98-1807.

MOTION: To adopt a resolution approving the abandonment of a Class A Conditional Use to allow a medical office granted by Resolution R-98-1809.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Commercial Low Office Zoning District to the Multiple Use Planned Development District.

MOTION: To adopt a resolution approving a Requested Use to allow a hospital or medical center.

E. PREVIOUSLY POSTPONED ZONING APPLICATIONS

29. **DOA2004-826** Title: Resolution approving a Development Order Amendment application of Mizner Trail Golf Club, Ltd., by Sanders Planning Group, P.A., Agent. Request: To re-designate land use from golf course to residential, add units, and add an access point. General Location: Northwest corner of SW 18th Street and Military Trail (**BOCA DEL MAR PUD**). (Control 1984-152)

Pages 353-403

Size: 43.29 acres ±

BCC District: 4

Staff Recommendation: Denial.

Zoning Commission Recommendation: Denial, 4-3.

DISCLOSURE

MOTION: To adopt a resolution denying a Development Order Amendment to re-designate land use from golf course to residential, add units, and add an access point.

30. **DOA2005-988** Title: Resolution approving a Development Order Amendment application of Malasky Properties, by Greenberg Traurig, PA, Agent. Request: To modify a condition of approval. General Location: Approximately 0.5 mile north of Okeechobee Boulevard on the east side of Military Trail (**LANDMARK AUTOCARE**). (Control 1982-152)

Pages 404-425

Size: 4.16 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

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

DISCLOSURE

MOTION: To adopt a resolution approving a Development Order Amendment to modify a condition of approval.

5. DIRECTOR COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR**31. ULDC AMENDMENTS – ROUND 2005-02**

Pages 426-524

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 AND ORDINANCE 03-070, AS AMENDED, AS FOLLOWS: **ARTICLE 1** – GENERAL PROVISIONS; CHAPTER B – INTERPRETATION OF THE CODE; CHAPTER F – NONCONFORMITIES; CHAPTER I – DEFINITIONS AND ACRONYMS; **ARTICLE 2** – DEVELOPMENT REVIEW PROCESS; CHAPTER A – GENERAL; CHAPTER E – MONITORING; CHAPTER F – CONCURRENCY (ADEQUATE PUBLIC FACILITY STANDARD); **ARTICLE 3** – OVERLAYS & ZONING DISTRICTS; CHAPTER A – GENERAL; CHAPTER B – OVERLAYS; CHAPTER C – STANDARD DISTRICTS; CHAPTER D – PROPERTY DEVELOPMENT REGULATIONS; CHAPTER E – PLANNED DEVELOPMENT DISTRICTS (PDDS); CHAPTER F – TRADITIONAL DEVELOPMENT DISTRICTS (TDDs); **ARTICLE 4** – USE REGULATIONS; CHAPTER A – USE CLASSIFICATION; CHAPTER B – SUPPLEMENTARY USE STANDARDS; CHAPTER C – COMMUNICATION TOWER, COMMERCIAL; 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 PROGRAMS; **ARTICLE 6** – PARKING; CHAPTER A – PARKING; CHAPTER B – LOADING STANDARDS; CHAPTER C DRIVEWAYS AND ACCESS; **ARTICLE 7** – LANDSCAPING; CHAPTER A – GENERAL; CHAPTER C – MGTS TIER COMPLIANCE; CHAPTER D – GENERAL STANDARDS; CHAPTER F – PERIMETER BUFFER LANDSCAPE REQUIREMENTS; **ARTICLE 8** – SIGNAGE; CHAPTER D – TEMPORARY SIGNS REQUIRING SPECIAL PERMIT; CHAPTER F – GENERAL PROVISIONS FOR ALL SIGN TYPES; CHAPTER G – STANDARDS FOR SPECIFIC SIGN TYPES; CHAPTER H – OFF-SITE SIGNS; **ARTICLE 10** – ENFORCEMENT; CHAPTER C – GROUNDWATER AND NATURAL RESOURCES PROTECTION BOARD; **ARTICLE 11** – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS; CHAPTER A – GENERAL REQUIREMENTS; **ARTICLE 14** – ENVIRONMENTAL STANDARDS; CHAPTER C – VEGETATION PRESERVATION AND PROTECTION; CHAPTER D – PROHIBITED INVASIVE NON-NATIVE VEGETATION REMOVAL ORDINANCE; **ARTICLE 15** – HEALTH REGULATIONS; CHAPTER B – (ENVIRONMENTAL CONTRAL RULE II) DRINKING WATER SUPPLY SYSTEMS; **ARTICLE 17** – DECISION MAKING BODIES; CHAPTER B – GENERAL PROVISIONS; CHAPTER C – APPOINTED BODIES; 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.

C. PLANNING DIRECTOR

32. Inclusionary Zoning - Interim Policy

(under separate cover)

6. COMMISSIONER COMMENTS

7. ADJOURNMENT