

Board of County Commissioners

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**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

AMENDMENTS TO THE AGENDA

JUNE 28, 2007

AGENDA ITEM #
PAGE #

APPLICATION/CHANGE

POSTPONEMENT

27.
Page 339

SR 2001-077 – PLANET KIDS IX

Postpone to August 23, 2007. (Requested by applicant)

AMENDMENTS TO THE AGENDA

16.
Page 163

PDD/W2006-1908 – ACME EAST AGR PUD

Modify Planned Unit Development Condition 3 to read as follows:

3. ~~Prior to the issuance of a Certificate of Occupancy (CO) f~~ For a clubhouse or similar common building exceeding 2,500 total square feet on the 5.52-acre recreation parcel, the facility shall be equipped with a generator that complies with the following requirements:

- a) operates essential electrical systems, including A/C systems, for a minimum of thirty percent (30%) of the gross interior floor area of the building;
- b) an aboveground fuel storage system, or an alternative fuel storage system that is acceptable to Palm Beach County, with a minimum capacity that is acceptable to the Building Division shall be located adjacent to the generator;
- c) setback in accordance with the Property Development Regulations for a recreation pod in accordance with ULDC Table 3.E.2.D-16;
- d) screened from view on all sides by an opaque barrier constructed of compatible materials, color and character as the building or equivalent landscaping;
- e) subject to review and approval by the Building Division;
- f) deviation from these requirements and/or required building size shall be permitted if consistent with future ULDC regulations; and,
- g) in the event future ULDC regulations/Board of County Commission direction does not require the provision of a generator for the clubhouse or similar common building for Planned Unit Developments, condition 3.a. through 3.f. above shall be null and void and shall no longer be applicable to this project. (BLDG PERMIT: MONITORING BLDG - Zoning)

PDD/DOA2006-1910 – PROLOGIS PIKE ROAD

Modify Landscape Condition 4 to read as follows:

Condition 1 of Resolution R-2005-0810, Control 1996-041, which currently states:

4. ZONING - LANDSCAPING-ALONG THE NORTH, SOUTH AND WEST PROPERTY LINES (FRONTAGES OF 7TH PLACE NORTH, PIKE ROAD AND ABUTTING THE FLORIDA TURNPIKE TOLL PLAZA)

In addition to ULDC requirements, landscaping and buffering along all property lines shall be upgraded to include one (1) palm tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE - Zoning)

Is hereby amended to read:

ZONING – LANDSCAPING FOR THE PERIMETER BUFFERS

In addition to ULDC requirements, landscaping for the perimeter buffers shall be upgraded to include one (1) palm tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE Zoning)

Z/DOA2007-202 – 20 MILE BEND PUBLIC USE DEVELOPMENT

Modify Engineering Conditions 1, 3 and 4 to read as follows:

1. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule: A. Building permits for more than the 330 position shooting range, ~~81.8~~ 81.18 ac park, 714 student community college and 61,000 sf Light Industrial (or the equivalent of 162 2-way ~~AM~~ PM peak hour trips) shall not be issued until construction commences for the following improvement at the intersection of Southern Blvd. and Seminole Pratt-Whitney Road: A. West approach second left turn lane (BLDG PERMIT: MONITORING Eng) B. No building permits for the site shall be issued after December 31, 2019. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2.E of the Unified Land Development Code. (DATE: MONITORING Eng) C. The mix of allowable uses, as permitted by the Zoning Division, listed above may be adjusted by the County Engineer only if based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2, Section E of the Unified Land Development Code. (ONGOING)
3. Prior to technical compliance for the first plat, the property owner shall provide a roadway construction easement to Palm Beach County Engineering Department. This roadway construction easement shall contain an isosceles trapezoid connecting the required corner clips across this property owners entrance road right of way. Construction within this easement shall conform to Palm Beach County Standards The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County Engineering Department shall record all appropriate deeds and documents (TC:ENGINEERING-Eng)

4. Prior to technical compliance for the first plat, the property owner shall provide a temporary roadway construction easement along CR 880 to Palm Beach County Engineering Department. This roadway construction easement shall contain an isosceles trapezoid connecting the required corner clips across this property owners entrance road right of way. Construction within this easement shall conform to Palm Beach County Standards The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County Engineering Department shall record all appropriate deeds and documents. (BLDG PERMIT:MONITORING-Eng)

20. **Z/COZ2007-071 - SOUTH COUNTY REGIONAL PARK, PARCEL A, TRACT 16** Page 289

Amend motion to read:

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Public Ownership Zoning District ~~with a Conditional Overlay Zone.~~

21. **Z/COZ2007-075 - SOUTH COUNTY REGIONAL PARK, PARCEL A, TRACT 49** Page 300

Amend motion to read:

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Public Ownership Zoning District ~~with a Conditional Overlay Zone.~~

29. **DOA2006-1684 (LAKE WORTH PLAZA WEST – BANK ATLANTIC)** Page 361

Modify Motion to read as follows:

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure site plan, and add square footage, ~~and modify/delete conditions of approval.~~

Modify All Petitions Condition 2 to read as follows:

Development of the site is limited to the uses or site design approved by the Board of County Commissioners. The approved Preliminary Site plan is dated April 13, 2007. All modifications must be approved by the Board of County Commissioners ~~or Zoning Commission~~ unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING - Zoning)

Modify All Petitions Condition 3 to read as follows:

At time of submittal for final approval by the Development Review Officer, new site plan reflecting all existing and the proposed structures/improvements shall be prepared for the subject property. The overall site plan shall be prepared in accordance to the minimum technical requirements pursuant to the Technical Manual. (DRO:ZONING-Zoning)

Modify Landscaping Condition 1 to read as follows and renumber accordingly:

1. Prior to December 31, 1996, the petitioner of Zoning Control No. 73-91(C) shall

install native canopy trees thirty (30) on center along Jog Road and a

continuous opaque hedge in accordance with ULDC requirements, between the south property line and the second driveway entrance north. Credit shall be given for existing landscape material in this area meeting this requirement. (DATE: MONITORING - Landscape) (Previously Condition F.1 of R-97-1576, Control 73-91(D))

Delete Landscaping Condition 2.

ZONING - LANDSCAPING-LANDSCAPING- FIRST UNION BANK EXPANSION PETITION 93-91(D)

3. Landscaping and buffering along 153 Feet of the North Property Line Commencing from the Northeast Corner Abutting Lake Worth Road shall be upgraded to include:
 - a. One (1) canopy tree planted every twenty (20) linear feet with a maximum spacing of thirty (30) feet on center;
 - b. Thirty (30) inch high shrub or hedge material, spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE-Zoning) (Previously Condition G.1 of R-97-1576, Control 73-91 (D))
4. The petitioner shall replace all missing or dead landscaping within the parking areas and adjacent to the east property line. All replacement trees and shrubs shall meet the standards of Section 7.3 of the ULDC. (CO: LANDSCAPE-Zoning) (Previously Condition G.2 of R-97-1576)

ZONING - LANDSCAPING-LANDSCAPING - WINN DIXIE/ MAIN ANCHOR RETAIL

5. Prior to the issuance of the Certificate of Occupancy or Certificate of Completion for the Winn Dixie (subject of petition 73-91(B)) the petitioner shall complete the following:
 - a. Repair or replace all missing or damaged fence panels on the south and east property lines of the shopping center;
 - b. Install one (1) eighteen (18) to twenty (20) foot tall Sabal Palms twenty (20) feet on center along the east property line within the five foot wide existing Alternate 1 Landscape Buffer; and,
 - c. Replace all missing or dead landscaping within the parking areas (excluding out parcels). All replacement trees and shrubs shall meet the standards of Section 7.3 of the ULDC. (CO: BLDG / LANDSCAPE - Zoning) (Previously Condition H.1 of R-97-1576, Control 73-91(D))

30. **PDD/DOA/TDR2006-1931 (ANGELOCCI PROPERTY PUD)**
Page 400 (Control 2003-061)

Modify All Petitions Condition 2 to read as follows:

Development of the site is limited to the uses and site design approved by the Board of County Commissioners. The approved Preliminary Site plan is dated April 13, 2007. All modifications must be approved by the Board of County Commissioners ~~or Zoning Commission~~ unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING - Zoning)

Delete All Petitions Condition 3.

Add Landscape Standard Condition 5, and renumber accordingly:

5. Field adjustment of wall, berm and plant material locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements

crossings and existing vegetation. (BLDG PERMIT:
LANDSCAPE - Zoning)

Modify Landscape Condition 7 to read as follows:

LANDSCAPING ALONG THE SOUTH PROPERTY LINE (ABUTTING
RESIDENTIAL USE/CANAL)

7. In addition to the code requirements, landscaping and buffer width along the south property line shall be upgraded to include:
 - a. a minimum landscape buffer width of fifteen (15) feet;
 - b. a minimum two and a half (2-1/2) foot high continuous berm;
 - c. a six (6) foot concrete panel wall to be located on the plateau of the berm;
 - d. one (1) palm or pine each for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters;
 - e. the required wall and plant materials may be adjusted to accommodate existing trees within the buffer. (DRO: LANDSCAPE – Zoning)

Modify Landscape Condition 8 to read as follows:

LANDSCAPING ALONG THE EAST PROPERTY LINE (ABUTTING
RESIDENTIAL)

8. In addition to code requirements, landscaping and buffer width along the east property line shall be upgraded to include:
 - a. a minimum of ten (10) feet in width. In area adjacent to the lake, the buffer may be reduced to five (5) feet;
 - b. a six (6) foot high black, vinyl coated chain link fence;
 - c. one (1) palm or pine for each twenty five (25) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. In area adjacent to the lake, palms/pines may be exempt; and,
 - d. a six (6) foot high hedge at installation, and to be maintained a minimum six (6) feet at maturity.(DRO: LANDSCAPE – Zoning)

Modify Landscape Condition 9 to read as follows:

**LANDSCAPING ALONG THE WEST PROPERTY LINE (ABUTTING
RESIDENTIAL)**

9. In addition to the code requirements, the buffer along the west property line shall be upgraded to include:
 - a. a minimum width of fifteen (15) feet;
 - b. a six (6) foot high black, vinyl coated chain link fence;
 - c. one (1) palm or pine for each twenty-five (25) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters;and,
 - d. a six (6) foot high hedge at installation, and to be maintained a minimum six (6) feet at maturity; (BLDG PERMIT: ZONING - Landscape)

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

JUNE 28, 2007

**THURSDAY
9:30 AM**

COMMISSION CHAMBERS

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/WITHDRAWALS/REMANDS (Pages 1-2)

3. CONSENT AGENDA (Pages 3-10)

- o Staff
- o Board
- o Public

4. REGULAR AGENDA (Pages 11-15)

5. DIRECTOR COMMENTS (Page 15)

6. COMMISSIONER COMMENTS (Page 15)

7. ADJOURNMENT (Page 15)

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**

JUNE 28, 2007

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

A. POSTPONEMENTS

- 1. **Z/CA2006-022** Title: Resolution approving an Official Zoning Map Amendment application of Colonial Lake, LLC, by Kim Glas-Castro, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multi-family Residential (RM) Zoning District. Title: Resolution approving a Class A Conditional Use application of Colonial Lakes, LLC, by Kim Glas-Castro, Agent. Request: To allow the transfer of development rights. General Location: Approximately 130 feet west of Haverhill Road on the south side of Lake Worth Road. **(COLONIAL LAKES)** (Control 2006-010)

N/A

Size: 9.84 acres ±

BCC District: 2

MOTION: None required. Postponed by the Zoning Commission to July 26, 2007.

- 2. **DOA2006-1938** Title: Resolution approving A Development Order Amendment application of Crescent Center Ventures, LLC, by Beril Kruger, Planning Zoning Consultants, Agent. Request: To reconfigure Site Plan. General Location: Approximately one mile south of Golf Road on the east side of Military Trail. **(MILITARY 6)** (Control 1987-103)

N/A

Size: 6.15 acres ±

BCC District: 4

MOTION: To postpone to July 26, 2007. (Requested by staff)

3. **Z/DOA2006-185** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Family Bedner, by Jon E. Schmidt & Associates, Agent. Request: Rezoning from the Specialized Commercial (CS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Development Order Amendment application of Family Bedner, by Jon E. Schmidt & Associates, Agent. Request: To add land area. General Location: Northeast corner of Boynton Beach Boulevard and Lawrence Road. **(BOYNTON & LAWRENCE OFFICE MUPD)** (Control 1981-219)

Page 1

Size: 3.703 acres ±

BCC District: 3

MOTION: To postpone to July 26, 2007. (Requested by the Applicant)

4. **PDD-2006-502** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Loxahatchee Venture, LLC, Loxahatchee Venture, LTD, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard. **(SEMINOLE ORANGE PLAZA) (2006-012)**

Page 2

Size: 11.88 acres ±

BCC District: 6

MOTION: To postpone to September 27, 2007. (Requested by the Applicant)

B. WITHDRAWALS

C. REMANDS

- END OF POSTPONEMENTS/WITHDRAWALS/REMANDS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. DISCLOSURES FOR THE CONSENT ITEMS

C. PREVIOUSLY POSTPONED STATUS REPORTS

5. **CR 1979-244** Status Report for Resolution 2005-1422 (Petition 1979-244 (Application #2004-216)) the petition of Church of God of Lantana. Property owner: Church of God at Lantana. General Location: Southwest corner of Mariner Way and Congress Avenue. Zoning District: Residential Single Family with a Class A Conditional Use to allow a church or place of worship, an elementary or secondary school and a general daycare. **(CORNERSTONE CHURCH)**

Pages 3-14

Size: 2.25 acres ±

BCC District: 3

MOTION: To 1) adopt a resolution to approve a Development Order Amendment to a) delete the school and daycare from the Class A Conditional Use, and b) amend conditions of approval; and 2) direct the Code Enforcement Division to cite the property owner for failure to comply with Condition Zoning Landscape Standard 1 of Resolution R-2005-1422.

D. STATUS REPORTS

6. **SR 2003-055** Status Report for Resolution R-2004-0713 (Petition 2003-055), the petition of Tallahassee Drive, LLC. Property owner: First and Ten Real Estate Corporation. General Location: Southwest corner of Shawnee Avenue and Tallahassee Drive. Zoning District: General Commercial with a Class A Conditional Use to allow an office warehouse. **(SHAWNEE AND TALLAHASSEE OFFICE WAREHOUSE)**

Pages 15-20

Size: 1.05 acres ±

BCC District: 2

MOTION: To 1) approve a time extension until April 22, 2009, for Resolution R-2004-0713; and 2) approve a time extension until December 31, 2010 for Condition E.2. of Resolution R-2004-0713.

7. **SR 2003-091** Status Report for Resolution R-2004-0522 (Petition 2003-091), the petition of John Rawn. Property owner: John Rawn. General Location: Approximately 1,500 feet east of Cleary Road on the south side of Wilson Road. Zoning District: Residential Transitional. (**WILSON ROAD REZONING**)

Pages 21-26

Size: 5.2 acres ±

BCC District: 6

MOTION: To approve a time extension until March 25, 2009 for Resolution R-2004-0522.

8. **CR 2001-075/E3.2** Status Report for Resolution R-2001-0503 (Petition 2001-075), the petition of United States Postal Service. Property owner: United States Postal Service. General Location: Southeast corner of Coconut Boulevard and Northlake Boulevard. Zoning District: Public Ownership with a Conditional Overlay Zone. (**NORTHLAKE POST OFFICE**)

Pages 27-32

Size: 11.25 acres ±

BCC District: 6

MOTION: To approve a time extension until December 1, 2007, for the "a" and "c" parts of Condition E.3. of Resolution No. R-2001-0503, and June 1, 2008, for part "b" of Condition E.3. of Resolution R-2001-0503.

9. **CR 2005-129** Status Report for Resolution R-2006-0521 (Petition 2005-129 (Application Z2005-1136)), the petition of Five Partners, Ltd. Property owner: Five Partners, Ltd. General Location: Southwest corner of Bischoff Road and Jog Road. Zoning District: Light Industrial with a Conditional Overlay Zone. (**FIVE PARTNERS, LTD.**)

Pages 33-38

Size: 0.94 acres ±

BCC District: 6

MOTION: To approve a time extension until July 8, 2007 to comply with Condition MON 2 of Resolution R-2006-0521.

E. ZONING APPLICATIONS

10. **DOA2006-1373** Title: Resolution approving a Development Order Amendment application of Sun Enterprises Holding, Inc., by Richmond Group, Agent. Request: To reconfigure site plan, add square footage and modify/delete conditions of approval. General Location: Approximately 500 feet south of Mariana Boulevard on the west side of State Road 7/US 441. **(TIRES PLUS)** (Control 1983-120)

Pages 39-64

Size: 1.02 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

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

11. **PDD/R2007-330** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Health Care District of PBC, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Production (AP) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Requested Use application of Health Care District of PBC, by Kilday & Associates, Inc., Agent. Request: To allow a Hospital or Medical Center. General Location: Southwest corner of Hooker Highway (SR 80/Southern Boulevard) and Main Street (SR 15). **(GLADES REPLACEMENT HOSPITAL)** (Control 2006-277)

Page 65-89

Size: 50.0 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 Production Zoning District to the Multiple Use Planned Development Zoning District.

MOTION: To adopt a resolution approving a Requested Use to allow a Hospital or Medical Center.

12. **Z2006-1687** Title: Resolution approving an Official Zoning Map Amendment application of Alfredo Morejon, by Urban Design Studio, Agent. Request: Rezoning from the Neighborhood Commercial (CN) Zoning District to the Single Family Residential (RS) Zoning District. General Location: Approximately 260 feet east of Congress Avenue on the South side of Ohio Street. **(OHIO STREET LOT 26 REZONING)** (Control 2006-525)

Page 90-98

Size: 0.15 acres ±

BCC District: 3

Staff Recommendation: Approval.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Neighborhood Commercial Zoning District to the Single Family Residential Zoning District.

13. **Z2006-1690** Title: Resolution approving an Official Zoning Map Amendment application of Alfredo Morejon, by Urban Design Studio, Agent. Request: Rezoning from the Neighborhood Commercial (CN) Zoning District to the Single Family Residential (RS) Zoning District. General Location: Approximately 210 feet east of Congress Avenue on the South side of Ohio Street. **(OHIO STREET LOT 27 REZONING)** (Control 2006-526)

Pages 99-107

Size: 0.15 acres ±

BCC District: 3

Staff Recommendation: Approval.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Neighborhood Commercial Zoning District to the Single Family Residential Zoning District.

14. **DOA2006-1911** Title: Resolution approving a Development Order Amendment application of Washington Real Estate Partners, LLC, by Land Design South, Inc., Agent. Request: To reconfigure site plan and add square footage. General Location: Northeast corner of Boynton Beach Boulevard and Military Trail. **(BOYNTON TRAIL CENTER)** (Control 1981-152)

Pages 108-139

Size: 30.50 acres ±
(affected 1.25 acres ±)

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

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

15. **DOA2006-1390** Title: Resolution approving a Development Order Amendment application of VSH Realty, Inc., by Greenberg Traurig, PA, Agent. Request: To reconfigure site plan; reduce building square footage and add gas pumps. General Location: Northwest corner of State Road 7/US 441 and Sandalfoot Boulevard. **(CUMBERLAND FARMS)** (Control 1973-116)

Page 140-162

Size: 1.04 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 reconfigure site plan; reduce building square footage, add gas pumps and modify/delete conditions of approval.

16. **PDD/W2006-1908** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach, by Miller Land Planning, Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR-PUD) District. Title: Resolution approving a Waiver from Dimensional Criteria application of Boynton Beach, by Miller Land Planning, Agent. Request: To allow more than 25% of the streets to terminate in a dead-end or cul-de-sac. General Location: Development Area located on the east side of Acme Dairy Road and bound on the north by the LWDD L-25 Canal and on the south by the LWDD L-27 Canal. **(ACME EAST AGR PUD)** (Control 2006-550)

Page 163-218

Size: 579.41 acres ±

BCC District: 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 Residential Planned Unit Development District.

MOTION: To adopt a resolution approving a Waiver to allow more than 25% of the streets to terminate in a dead-end or cul-de-sac.

17. **PDD/DOA2006-1910** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Royall Wall Systems, Inc., by Jon E Schmidt & Associates, Agent. Request: Rezoning from the General Industrial (IG) to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Development Order Amendment application of Royall Wall Systems, Inc., by Jon E Schmidt & Associates, Agent. Request: To add land area; square footage, and reconfigure the plan. General Location: Approximately 2200 feet north of Southern Boulevard on the east side of Pike Road. **(PROLOGIS PIKE ROAD)** (Control 1996-041)

Pages 219-243

Size: 28.28 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 General Industrial to the Multiple Use Planned Development Zoning District.

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

18. **DOA2007-062** Title: Resolution approving a Development Order Amendment application of PB Plaza, LLC, by Moyle, Flanigan, Agent. Request: To reconfigure site plan and add square footage. General Location: Approximately 950 feet south of Okeechobee Boulevard on the east side of Jog Road. (**JOG ROAD COMMERCIAL**) (Control 1992-041)

Pages 244-267

Size: 2.76 acres ±

BCC District: 2

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/delete conditions of approval .

19. **Z/DOA2007-202** Title: Resolution approving an Official Zoning Map Amendment application of Palm Beach County, South Florida Water Management District, Lessor, by Palm Beach County, Agent. Request: Rezoning from the Agricultural Production (AP) Zoning District to the Public Ownership (PO) Zoning District. Title: Resolution approving A Development Order Amendment application of Palm Beach County, South Florida Water Management District, Lessor, by Palm Beach County, Agent. Request: To add land area. General Location: On the east side of County Road 880, south of Southern (SR80) and directly south of Boat Ramp Road. (**20 MILE BEND PUBLIC USE DEVELOPMENT**) (Control 1994-006)

Pages 268-288

Size: 200.60 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Production Zoning District to the Public Ownership Zoning District on first hearing, and convene a second public hearing on July 26, 2007 at 9:30 a.m.

MOTION: To adopt a resolution approving a Development Order Amendment to add land area and modify/delete conditions of approval.

20. **Z/COZ2007-071** Title: Resolution approving an Official Zoning Map Amendment application of Palm Beach County. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District with a Conditional Overlay Zone. General Location: Approximately one mile west of State Road 7/US 441, north of Glades Road, on the west side of University Parkway. **(SOUTH COUNTY REGIONAL PARK, PARCEL A, TRACT 16)**
(Control 2007-012)

Page 289-299

Size: 4.75 acres ±

BCC District: 5

DISCLOSURE

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 Public Ownership Zoning District with a Conditional Overlay Zone.

21. **Z/COZ2007-075** Title: Resolution approving an Official Zoning Map Amendment application of Palm Beach County, by Palm Beach County, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District with a Conditional Overlay Zone. General Location: Approximately one mile west of State Road 7/US 441, north of Glades Road and on the west side of University Parkway. **(SOUTH COUNTY REGIONAL PARK, PARCEL A, TRACT 49)**
(Control 1987-059)

Pages 300-311

Size: 9.78 acres ±

BCC District: 5

DISCLOSURE

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 Public Ownership Zoning District with a Conditional Overlay Zone.

F. ADMINISTRATIVE INQUIRY

22. **AI-2007-01** - Coral Lakes PUD - Application #2007-512 Civic Site Cash-out (PREM)

Pages 312-314

– 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. PREVIOUSLY POSTPONED STATUS REPORTS

23. **SR 1993-006** Status Report for Resolutions R-1993-649 and R-1993-650 (Petition 1993-006) the petition of Siemens & Associates, Inc. Property owner: NME Hospitals, Inc. General Location: Southwest corner of Jog Road and Boynton Beach Boulevard. Zoning District: General Commercial with a Class A Conditional Use to allow a medical office. (**WEST BOYNTON MEDICAL BUILDING**)

Pages 315-320

Size: 6.67 acres ±

BCC District: 5

MOTION: To 1) revoke concurrency for the 41,600 sq. ft. building which has not yet been constructed, and 2) adopt a resolution to approve a Development Order Amendment to amend conditions of approval of Resolution No. R-93-650.

24. **SR 1998-062.4** Status Report for Resolution R-1999-99 (Petition 1998-062), the petition of Pike Investments, Inc. and Capital Resources Group, Inc. Property owner: Whiteside Group, Inc. General Location: Approximately 1,000 ft. east of Pike Road on the north side of 7th Place North. Zoning District: Light Industrial (**WEITZ AND SPARLING REZONING**).

Pages 321-326

Size: 10.00 acres ±

BCC District: 6

MOTION: To 1) approve a time extension until January 1, 2009 for Resolution R-1999-99; and 2) direct the Code Enforcement Division to cite the property owner for failure to make all required site plan improvements prior to utilizing the zoning approval.

D. STATUS REPORTS

25. **SR 1987-049D** Status Report for Resolutions R-2001-0598 and 2001-0599 (Petition 1987-049D), the petition of New Hope Charities, Inc. Property owner: New Hope Charities, Inc. General Location: Approximately 0.2 mile north of Morgan Road on the east side of SR 15/US441. Zoning District: Planned Unit Development with a general daycare, charter school, health/education center. (**SANTA MARIA VILLAGE PUD**)

Pages 327-333

Size: 39.97 acres ±

BCC District: 6

MOTION: 1) To approve a time extension until December 4, 2008 for Resolutions R-2001-0598 and R-2001-0599; and 2) revoke concurrency for the unplatted parcels (112 zero lot line houses).

26. **SR 1995-102.5** Status Report for Resolution R-1996-385 (Petition 1995-102), the petition of Thurston Lambertson. Property owner: Wynn & Sons Environmental. General Location: Approximately 0.2 mile west of Skees Road on the south side of Belvedere Road. Zoning District: Light Industrial. (**TLC DIVERSIFIED, INC.**)

Pages 334-338

Size: 3.86 acres ±

BCC District: 6

MOTION: To approve a time extension until March 28, 2009, for Resolution R-1996-385.

27. **SR 2001-077** Status Report for Resolution 2004-0509 (Petition 2001-077) the petition of James K. Johnson. Property owner: Planet Kids IX, Inc. General Location: Southwest corner of 92nd Lane North and Seminole Pratt Whitney Road. Zoning District: Agricultural Residential with a Class A Conditional Use to allow a general daycare. (**PLANET KIDS IX**)

Pages 339-344

Size: 1.34 acres ±

BCC District: 6

MOTION: To adopt a resolution to revoke Resolution No. R- 2004-0509, a Class A Conditional Use which approved a general daycare.

E.28. TITLE: REQUEST FOR PERMISSION TO ADVERTISE – UNIFIED LAND DEVELOPMENT CODE (ULDC) – AMENDMENT ROUND 2007-01

(under separate cover)

MOTION: Staff recommends a motion to approve on preliminary reading and advertise for First Reading on July 26, 2007 at 9:30 a.m.: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067 AND 03-068, AS AMENDED, AS FOLLOWS: **ARTICLE 1** - GENERAL PROVISIONS; CHAPTER E - PRIOR APPROVALS; CHAPTER F - NONCONFORMITIES; CHAPTER I - DEFINITIONS AND ACRONYMS; **ARTICLE 2** - DEVELOPMENT REVIEW PROCESS; CHAPTER A - GENERAL; CHAPTER B - PUBLIC HEARING PROCEDURES; CHAPTER D - ADMINISTRATIVE PROCESS; CHAPTER E - MONITORING; **ARTICLE 3** - OVERLAYS & ZONING DISTRICTS; CHAPTER B - OVERLAYS; CHAPTER C - STANDARD 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 CLASSIFICATION; CHAPTER B - SUPPLEMENTARY USE STANDARDS; **ARTICLE 5** - SUPPLEMENTARY STANDARDS; CHAPTER A - GENERAL; CHAPTER B - ACCESSORY AND TEMPORARY USES; CHAPTER C - DESIGN STANDARDS; CHAPTER G - DENSITY BONUS PROGRAM; **ARTICLE 6** - PARKING; CHAPTER A - PARKING; CHAPTER C - DRIVEWAYS AND ACCESS; **ARTICLE 7** - LANDSCAPING; CHAPTER A - GENERAL; CHAPTER C - MGTS TIER COMPLIANCE; CHAPTER E - INSTALLATION, MAINTENANCE, PRUNING, AND IRRIGATION; CHAPTER F - PERIMETER BUFFER LANDSCAPE REQUIREMENTS; **ARTICLE 8** - SIGNAGE; CHAPTER C - PROHIBITIONS; CHAPTER D - TEMPORARY SIGNS REQUIRING SPECIAL PERMIT; CHAPTER G - STANDARDS FOR SPECIFIC SIGN TYPES; **ARTICLE 11** - SUBDIVISION, PLATTING AND REQUIRED IMPROVEMENTS; CHAPTER A - GENERAL REQUIREMENTS; CHAPTER B - SUBDIVISION REQUIREMENTS; CHAPTER E - REQUIRED IMPROVEMENTS; **ARTICLE 12** - TRAFFIC PERFORMANCE STANDARDS; CHAPTER A - GENERAL; CHAPTER B - STANDARD; CHAPTER C - TRAFFIC IMPACT STUDIES; CHAPTER D - PROCEDURE; **ARTICLE 14** - ENVIRONMENTAL STANDARDS; CHAPTER B - WELLFIELD PROTECTION; CHAPTER C - VEGETATION PRESERVATION AND PROTECTION; **ARTICLE 15** - HEALTH REGULATIONS; CHAPTER A - (ENVIRONMENTAL CONTROL RULE I) - ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS (OSTDS); **ARTICLE 17** - DECISION MAKING BODIES; CHAPTER A - BOARD OF COUNTY COMMISSIONERS; CHAPTER C - APPOINTED 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.

F. ZONING APPLICATIONS

29. **DOA2006-1684** Title: Resolution approving a Development Order Amendment application of Bank Atlantic, A Federal Savings Bank by Corporate Property Services, Agent. Request: To reconfigure site plan and add square footage. General Location: Southeast corner of Lake Worth Road and Jog Road. **(LAKE WORTH PLAZA WEST - BANK ATLANTIC)** (Control 1973-091)

Pages 345-373

Size: 1.15 acres ±

BCC District: 2

DISCLOSURE

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 site plan, add square footage and modify/delete conditions of approval.

30. **PDD/DOA/TDR2006-1931** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Kirk Angelocci, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) Zoning District. Title: Resolution approving a Development Order Amendment application of Kirk Angelocci, by Land Design South, Inc., Agent. Request: To add land area; add units; reconfigure Master Plan, and modify/delete conditions of approval. Title: Resolution approving a Transfer of Development Rights application of Kirk Angelocci, by Land Design South, Inc., Agent. Request: To allow the Transfer of Development Rights for 14 units. General Location: Approximately 0.5 mile west of Haverhill Road on the south side of Purdy Lane. **(ANGELOCCI PROPERTY PUD)** (Control 2003-061)

Pages 374-410

Size: 12.92 acres ±

BCC District: 2

DISCLOSURE

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 Zoning District.

MOTION: To adopt a resolution approving a Development Order Amendment to add land area; add units; reconfigure Master Plan, and modify/delete conditions of approval.

MOTION: To adopt a resolution approving the Transfer of Development Rights for 14 units and to designate this application as the receiving area

- 31. **Z/CA2007-200** Title: Resolution approving an Official Zoning Map Amendment application of 6620 Lakeside Road, LLC, by Perry & Taylor PA, Agent. Request: Rezoning from the Single-family Residential (RS) Zoning District to the General Commercial (CG) Zoning District. Title: Resolution approving a Class A Conditional Use application of 6620 Lakeside Road, LLC, by Perry & Taylor PA, Agent. Request: To allow a dispatching office and a general repair and maintenance facility. General Location: Approximately 451 feet south of Jog Road on the west side of Florida's Turnpike. **(PALM BEACH TRANSPORTATION COMMUNICATION CENTER)** (Control 1996-042)

Pages 411-435

Size: 3.14 acres ±

BCC District: 2

DISCLOSURE

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 Single-Family Residential Zoning District to the General Commercial Zoning District.

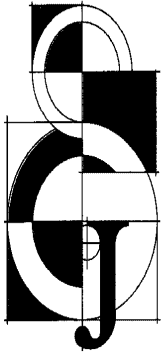
MOTION: To adopt a resolution approving a Class A Conditional Use to allow a dispatching office and a general repair and maintenance facility.

G.32 INTERLOCAL WITH CITY OF LAKE WORTH

Pages 436-442

Staff recommends: Motion to approve an interlocal agreement with the City of Lake Worth to provide consent for the annexation of portions of rights of way and for the transfer of operation and maintenance of right of way segments in the Lake Worth Park of Commerce area.

- 5. **DIRECTOR COMMENTS**
 - A. **COUNTY ATTORNEY**
 - B. **ZONING DIRECTOR**
 - C. **PLANNING DIRECTOR**
- 6. **COMMISSIONER COMMENTS**
- 7. **ADJOURNMENT**



Jon E. Schmidt and Associates
Landscape Architecture and Site Planning

June 15, 2007

Mary Ann Kwok, Chief Planner
Palm Beach County Planning Dept.
2300 North Jog Road
West Palm Beach, FL 33411

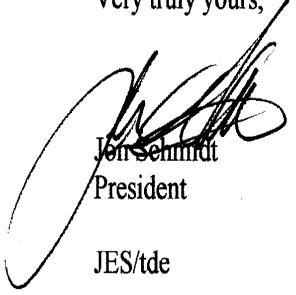
RE: Petition No. Z/CA-2006-0185; Boynton & Lawrence Office MUPD

Dear Ms. Kwok:

Please accept this letter as our request for postponement of the above-referenced petition until the July Hearing to address the outstanding legal description issue regarding the development of the subject property.

Your assistance in this matter is greatly appreciated. Please feel free to contact my office if you have any questions. Thank you.

Very truly yours,



Jon Schmidt
President

JES/tde

cc: Bob Argenti, Owner's Rep., Florida Trust Realty
Ron Sullivan, Sr. Site Planner, Palm Beach County