

**Board of County Commissioners**

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

**September 28, 2000**

**THURSDAY  
9:30 AM**

**COMMISSION  
CHAMBERS**

- 1. CALL TO ORDER**
  - A. Roll Call
  - B. Opening Prayer and Pledge of Allegiance
  - C. Remarks of the Chair
  - D. Proof of Publication
  - E. Swearing In
  - F. Motion to Adopt Agenda
  - G. Disclosure
- 2. POSTPONEMENTS AND WITHDRAWALS (Pages 2-4)**
- 3. CONSENT AGENDA (Pages 5-11)**
  - " Staff
  - " Board
  - " Public
- 4. REGULAR AGENDA (Pages 12-15)**
- 5. DIRECTOR COMMENTS (Page 15)**
- 6. COMMISSIONER COMMENTS (Page 15)**
- 7. ADJOURNMENT (Page 15)**

# AGENDA

## PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

THURSDAY, SEPTEMBER 28, 2000

### 1. CALL TO ORDER.

- A. Roll Call - **9:30 AM**.
- B. Opening Prayer and Pledge of Allegiance.
- C. Remarks of the Chair:

The Board of County Commissioners has convened to consider the following applications for Future Land Use Map Amendments, Official Zoning Map Amendments, Conditional Uses, Planned Developments, Development Order Amendments, Waiver Requests, Status Reports for Compliance with Time Limitations and Conditions of Approval, and the recommendations of the Land Use Advisory Board and Zoning Commission pursuant to Chapter 163, Florida Statutes; Chapter 125, Florida Statutes; the Palm Beach County Comprehensive Plan; the Palm Beach County Unified Land Development Code; and other authority vested in the Board. This meeting is being held on September 28, 2000 at 9:30 AM, in the County Commission Chambers, 6th Floor, 301 North Olive Avenue, West Palm Beach, Florida.

- D. Proof of Publication - Motion to receive and file.
- E. Swearing In - County Attorney.
- F. Motion to Adopt Agenda.
- G. Disclosure.

### 2. POSTPONEMENTS AND WITHDRAWALS

#### A. POSTPONEMENTS

- 1. **PDD99-036** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) petition of Joe Fearnley, Trustee, by Richard Carlson, Agent. General Location: SE corner of Military Trail and Coconut Lane (**COCONUT PLAZA MUPD**).

Page 1

Size: 3.83 acres ±

BCC District: 4

MOTION: None. (Postponed until October 26, 2000. Petitioner requested, by right).

2. **PDD00-011** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a self-service storage facility (requested use) petition of Paul & Marjorie Meloche, by Land Design South, Agent. General Location: Approx. 3,500 feet west of Military Trail on the north side of Lantana Rd. (**ABLE'S SELF-SERVICE STORAGE FACILITY**).

Page 2

Size: 8.05 acres ±

BCC District: 3

MOTION: None. (Postponed until October 26, 2000. Petitioner requested, by right).

3. **PDD/TDR 00-052** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) and a Transfer of Development Rights (TDR) for 327 units and designate PDD00-052 as the receiving area petition of GL Homes of Florida II Corp. by Kilday & Associates, Agent. General Location: Approx. 2 miles south of Lantana Rd. on the east side of SR 7/US 441 and west side of the Florida Turnpike (**VALENCIA IV PUD**).

Page 3

Size: 454.08 acres ±

BCC District: 3

MOTION: None. (Postponed until October 26, 2000. Petitioner requested, by right).

4. **DOA 86-017(A)** Development Order Amendment (DOA) to reconfigure site plan and add pumps petition of Southland Corp. by Claudia Gill, Agent. General Location: SE corner of Summit Blvd. and Congress Ave. (**7ELEVEN #26779**).

N/A

Size: 0.88 acres ±

BCC District: 2

MOTION: None. (Postponed until October 26, 2000. Petitioner requested, by right).

5. **DOA/TDR 95-116(D)** Development Order Amendment (DOA) to reconfigure master plan, add units and a Transfer of Development Rights (TDR) for 17 units and designate PDD95-116(D) as the receiving area petition of Levitt-Ansca Towne Park by Land Design South, Agent. General Location: SE corner of Lantana Rd. and SR 7/US 441 (**TOWNE PARK PUD**).

Page 4

Size: 553.86 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

MOTION: None. (Postponed until October 26, 2000. Petitioner requested, by right).

6. **DOA  
95-083(C)** Request for an appeal of a resolution approving a Development Order Amendment (DOA) petition of Lane Boathouse LC/Wilbur & Eva Lane, by Daniel Rosenbaum, Agent. Request: Modify conditions of approval. General Location: Approx. 0.25 miles south of the Martin County line on the east and west sides of A1A/SR 707 (**LANE BOATHOUSE - APPEAL**).

Page 5

Size: 0.22 acres ±

BCC District: 1

MOTION: To postpone until October 26, 2000. (Requested by petitioner. Staff has no objection)

**B. WITHDRAWALS**

7. **DOA  
99-006(A)** Development Order Amendment (DOA) to add an access point and reconfigure site plan petition of Lantana Realty Holdings Corp. by Robert Basehart, Agent. General Location: SE corner of Lantana Rd. and Lyons Rd. (**SHOPPES OF SHERBROOKE MUPD**).

Page 6

Size: 10.91 acres ±

BCC District: 3

MOTION: None. (Withdrawn by petitioner).

**- END OF POSTPONEMENTS AND WITHDRAWALS -**

4. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. REMAND

- 8. **PDD00-044** Official Zoning Map Amendment (PDD) from Residential Single Family (RS) to Multiple Use Planned Development (MUPD) petition of Let It Ride L.C. by Land Design South, Agent. General Location: SE corner of Lantana Rd. and High Ridge Rd. (**LANTANA HIGH RIDGE**).

Page 7

Size: 3.68 acres ±

BCC District: 3

MOTION: To remand back to September 27, 2000 DRC.

C. PREVIOUSLY POSTPONED ZONING PETITIONS

- 9. **Z/CA 00-018** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Transitional (RT) and a Class A Conditional Use (CA) to allow a church or place of worship petition of First Romanian Baptist Church of West Palm Beach, Inc., by Beril Kruger, Agent. General Location: Approx. 1,700 feet west of Haverhill Rd. on the south side of Melaleuca Lane (**FIRST ROMANIAN BAPTIST CHURCH**).

Pages 8-22

Size: 4.92 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

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

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

D. ZONING PETITIONS - CONSENT

- 10. **CA00-057** Class A Conditional Use (CA) to allow general repair and maintenance use petition of Robert Cuillo by Richard Bekesh, Agent. General Location: Approx. 663 feet south of Okeechobee Blvd. on the east side of Congress Ave. (**LEXUS OF PALM BEACH EXPANSION**).

Pages 23-40

Size: 2.98 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for a Class A Conditional Use (CA) to allow a general repair and maintenance use facility.

11. **PDD  
89-044(A)** Official Zoning Map Amendment (PDD) from Special Commercial (CS) to Multiple Use Planned Development (MUPD) petition of BRCH Corp., by Robert MacLaren, II, Agent. General Location: Approx. 1,300 feet west of Lyons Rd. on the north side of Glades Rd. (**TOPPEL CENTER**).

Pages 41-63

Size: 4.51 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

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

12. **Z00-053** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Transitional (RT) petition of Wesley & Sandra Morris by George Mathews II, Agent. General Location: Approx. 2750 feet east of Military Trail and Old Military Trail intersection (**MORRIS REZONING**).

Pages 64-73

Size: 2.06 acres ±

BCC District: 3

Staff Recommendation: Approval.

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

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

13. **Z00-055** Official Zoning Map Amendment (Z) from Neighborhood Commercial (CN) to Community Commercial (CC) petition of James Fleagane, by James M. Stewart, Esq., Agent. General Location: Approx. 3,200 feet south of Northlake Blvd. on the west side of Military Trail (**HURRICANE HARRY'S RESTAURANT**).

Pages 74-86

Size: 1.19 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to voluntary commitments.

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

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

14. **PDD/DOA  
98-055(B)** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) and Neighborhood Commercial (CN) to Planned Unit Development (PUD) and a Development Order Amendment (DOA) to add land area and units petition of Cascades Lakes, Ltd. a Florida Partnership by Land Design South, Agent. General Location: NW corner of Pipers Glen Blvd. and Military Trail (**LESTER PUD**).

Pages 87-114

Size: 150.78 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) and Neighborhood Commercial (CN) to Planned Unit Development (PUD).

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

15. **DOA/TDR  
80-153(H)** Development Order Amendment (DOA) to delete land area and a Transfer of Development Rights (TDR) for 67 units and to designate DOA80-153(H) as the receiving area petition of Levitt Homes, by Land Design South, Agent. General Location: Approx. 1 mile north of Boynton Beach Blvd. on the west side of Jog Rd. (**ABERDEEN PUD**).

Pages 115-136

Size: 1406.25 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

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

MOTION: To adopt a resolution approving the request for a Transfer of Development Rights (TDR) for 67 units and to designate DOA80-153(H) as the receiving area.

16. **PDD/DOA 97-078(B)** Official Zoning Map Amendment (PDD) from Residential Single Family (RS) and Agricultural Residential (AR) to Planned Unit Development (PUD) and a Development Order Amendment (DOA) to add land area, add units, redesignate housing type and transfer units petition of Levitt Homes, by Robert Bentz, Agent. General Location: Approx. 0.75 mile north of Boynton Beach Blvd. between Florida Turnpike and Jog Rd. (**PONTE VECCHIO PUD (AKA CIBA-GEIGY PUD)**).

Pages 137-173

Size: 264.58 acres ± BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (PDD) from Residential Single Family (RS) and Agricultural Residential (AR) to Planned Unit Development (PUD).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add land area, add units, redesignate housing type and transfer units.

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

17. **CB00-049** Resolution for Consolidated Properties of WPB, Inc. (**CONSOLIDATED OIL**)

Pages 174-180

MOTION: To receive and file Zoning Resolution ZR-2000-015.

**F. STATUS REPORTS - CONSENT**

18. **SR 77-133F** Status Report for Resolution R-98-876 (Petition 77-133F), the petition of Cross County Associates. Property owner: Cross County Associates Ltd. Partnership, Cross County Partners, Hudson Bay Trading Co., and Cross County Mall. General Location: SE corner of the intersection of Military Trail and Okeechobee Blvd. on the north side of Westgate Ave. Current zoning: MUPD-Multiple Use Planned Development. (**CROSS COUNTY MALL**).

Pages 181-184

Size: 43.05 acres ± BCC District: 2

MOTION: To approve a time extension until July 24, 2002, for Resolution R-98-876.

19. **SR 80-89C.2** Status Report for Resolution R-94-940 (Petition 80-89C), the petition of Checkers Drive In Restaurants, Inc. Property owner: Sentinel Real Estate Fund. General Location: SW corner of the intersection of Lantana Rd. and Jog Rd. Current zoning: CG-General Commercial with a Special Exception for a Planned Commercial Development and a requested use allowing a restaurant, fast food (**LANTANA SQUARE**).

Pages 185-187

Size: 17.4 acres ± BCC District: 3

MOTION: To approve a time extension until July 28, 2001, for Resolution R-94-940.



20. **SR 85-115** Status Report for Resolutions R-86-111 and R-86-112 (Petition 85-115), the petition of John E. Corbally, James Furman and David M. Murdoch. Property owner: Communities Finance Co. General Location: west side of Haverhill Rd., approximately 0.3 of a mile south of Dyer Blvd. (68th Road North). Current zoning: RM-Multiple Family Residential (Medium Density) with a Special Exception for a Planned Residential Development (**HAVERHILL ROAD CONDO**).

Pages 188-191

Size: 33.35 acres ±

BCC District: 2

MOTION: To 1) Adopt a resolution to revoke the Special Exception for a Planned Residential Development; and 2) approve the exemption of Resolution R-86-111 (rezoning to the RM-Multiple Family Residential (Medium Density) zoning district) from further Section 5.8 review.

21. **SR 96-87** Status Report for Resolution R-97-964 (Petition 96-87), the petition of New Pine Glen. Property owner: New Pine Glen Ltd. General Location: southwest corner of Forest Hill Blvd. and Haverhill Rd. Current zoning: Multiple Use Planned Development District (MUPD) with self-service storage facility and truck rental (requested uses) (**ABBEY PARK COMMERCIAL MUPD**).

Pages 192-195

Size: 11.39 acres ±

BCC District: 2

MOTION: To approve a time extension until July 24, 2002, for Resolution R-97-964.

22. **SR 97-31** Status Report for Resolutions R-97-962 and R-97-963 (Petition 97-31), the petition of Frances Taheri. Property owner: Century Citrus Isles Corp. General Location: west side of Lyons Rd., 0.3 mile south of the Lyons Rd. and Lake Worth Rd. intersection. Current zoning: Planned Unit Development (Lake Worth and Lyons Road PUD) with Transfer of Development Rights units from the Palm Beach County TDR Bank (**LAKE WORTH AND LYONS PUD**).

Pages 196-198

Size: 29.46 acres ±

BCC District: 6

MOTION: To approve a time extension until July 24, 2002, for Resolutions R-97-962 and R-97-963.

23. **SR 97-45** Status Report for Resolution R-97-968 (Petition 97-45), the petition of Nisize Realty, Inc. Property owner: Nisize Realty, Inc. General Location: NE corner of the intersection of Bellevue Ave. and Lake Worth Rd. Current zoning: CG-General Commercial (**PALM BEACH SURGICAL ASSOCIATES**).

Pages 199-202

Size: 1.5 acres ±

BCC District: 3

MOTION: To approve a time extension until July 24, 2001, for Resolution R-97-968, and until June 1, 2001 for condition number E2.

24. **CR 78-154A/F2** Status Report for Resolution R-99-964 (Petition 78-154(A)), the petition of Northlake Corp. Park Partnership. Property owner: McKay International Properties, Inc. and Northlake Corporate Park Partnership. General Location: SW corner of Military Trail and Northlake Blvd. Current zoning: Special Commercial with a Special Exception for a Planned Office-Business Park including a recreational facility, a financial institution with drive-up teller windows, and a restaurant and lounge with a Special Exception to allow DOA to add building square footage (**NORTHLAKE CORP. PARK**).

Pages 203-206

Size: 7.3 acres ±

BCC District: 1

MOTION: To approve a time extension until December 1, 2000, for condition number F.2. Resolution R-99-964.

25. **CR 93-39A** Status Report for Resolution R-98-15 (Petition 93-39(A)), the petition of Security Capital Atlantic, Inc. Property owner: Security Capital Atlantic, Inc. and P. A. Peterson Jr. & E. D. Peterson. General Location: south side of Atlantic Ave., approximately 0.54 of a mile west of Military Trail. Current zoning: Planned Unit Development (**CAMERON PARK PUD**).

Pages 207-210

Size: 38.58 acres ±

BCC District: 3

MOTION: To approve a time extension until August 1, 2001, for condition numbers E.8. and E.9. Resolution R-98-15.

26. **CR 97-96** Status Report for Resolution R-98-424 (Petition 97-96). Property owner: T. W. & Gertrude K. Winsberg. Location: west side of Jog Rd., 2½ miles north of Atlantic Ave. Current zoning: Multiple Use Planned Development (**WINSBERG FARM MUPD**).

Pages 211-217

Size: 138.56 acres ±

BCC District: 5

MOTION: To 1) adopt a resolution to approve a Development Order Amendment to amend conditions of approval and 2) approve a time extension until July 1, 2001, for condition numbers E.1. and E.3. of Resolution R-98-424.

27. **CR 98-32/E1.2** Status Report for Resolution R-98-1131 (Petition 98-32). Property owner: William B. Blount. Location: northeast corner of the intersection of Wallis Rd. and Cleary Dr. Current zoning: Multiple Use Planned Development with Air Curtain Incinerator, Permanent (requested use) (**PALM BEACH TRANSFER AND RECYCLING**).

Pages 218-221

Size: 8.9 acres ±

BCC District: 6

MOTION: To approve a time extension until August 1, 2001, for condition number E.1. of Resolution R-98-1131.

28. **CR 98-63/E1** Status Report for Resolution R-99-669 (Petition 98-63). Property owner: Diocese of Newton for Melkites in United State of America, Inc. Location: north side of Lake Ida Rd., east of El Clair Ranch Rd. Current zoning: Residential Medium Density with a Class A Conditional Use (CA) to allow a church or place of worship, general daycare, and Type 3 congregate living facility (**ST. NICHOLAS MELKITE MISSION**).

Pages 222-225

Size: 4.55 acres ± BCC District: 5

MOTION: To approve a time extension until August 1, 2001, for condition number E1 of Resolution R-99-669

**G. CORRECTIVE RESOLUTION**

29. **PDD 00-032** Corrective Resolution: To correct Condition L.2 of Resolution R-2000-1236 (**SUSSMAN AGR-PUD**)

Pages 226-227

MOTION: To adopt a resolution to correct Condition L.2 of Resolution R-2000-1236.

**H. ABANDONMENT RESOLUTIONS**

30. **ABN 81-193** Abandonment Resolution: To abandon the Special Exception granted by Resolution R-81-1624 to allow an automobile repair and service facilities, including commercial new and used truck sale, rental and repair facilities and lots. (**NICK'S SMITH USED AUTO- nka DIVER'S OUTLET**)

Pages 228-230

BCC District: 1

MOTION: To adopt a resolution approving the abandonment of the Special Exception granted by Resolution R-81-1624.

31. **ABN 77-170** Abandonment Resolution: To abandon the Special Exception granted by Resolution R-77-170 to allow a commercial new and used, recreational vehicle sale, rental repair facility and lot. (**NICK'S SMITH USED AUTO- nka DIVER'S OUTLET**)

Pages 231-233

BCC District: 1

MOTION: To adopt a resolution approving the abandonment of the Special Exception granted by Resolution R-77-170.

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

**- END OF CONSENT AGENDA -**

- START OF REGULAR AGENDA -

5. REGULAR AGENDA:

A. ITEMS PULLED FROM CONSENT

B. TIME CERTAIN ITEM - ENGINEERING  
(Continued from August 22, 2000 BCC Hearing)

2:00 P.M.

32. JOG ROAD ALIGNMENT

Staff recommends motion to approve:

- A) Conceptual Alignment Alternate "3E" of Jog Road from Roebuck Road to 45th Street; and
- B) Release of Conceptual Alignment Alternate "3C" of Jog Road from Roebuck Road to 45th Street.

Pages 234-242

**SUMMARY:** A Public Hearing was held by the Board of County Commissioners on July 19, 1994, and Conceptual Alignment Alternate 3C of Jog Road from Roebuck Road to 45th Street was approved. A recent analysis of the area revealed that Conceptual Alignment Alternate 3C fragments the ecosystem north of the 'M' Canal in the Water Catchment Area, resulting in substantial secondary wetland impacts. After a detailed analysis of alignment alternatives, Staff recommends Conceptual Alignment Alternate 3E to minimize environmental impacts and reduce project costs. After approval of Conceptual Alignment Alternate 3E, Staff recommends release of Conceptual Alignment Alternate 3C. District 2

C. STATUS REPORT

- 33. **CR 87-112H/2** Status Report for Resolution R-99-1139 (Petition 87-112(H)), the petition of James J. O'Brien, Trustee. Property owner: James J. O'Brien, Trustee, Winston Trails Foundation Inc., and Winston Trails Golf Club Ltd. Location: northeast corner of Jog Rd. and Hypoluxo Rd. Current zoning: Residential Single Family (RS) with a Special Exception for a Planned Unit Development (**WINSTON TRAILS PUD**).

Pages 243-246

Size: 817 acres± BCC District: 3

MOTION: To approve a time extension until October 13, 2000, for condition number 2 of Resolution R-99-1139, and adopt a resolution to amend conditions of approval (surety) in Resolution R-99-1139.

**D. PREVIOUSLY POSTPONED ZONING PETITIONS**

34. **CA**  
**99-030(A)** Class A Conditional Use (CA) to allow a daycare, general, petition of Palm Beach Country Estates Homes, Inc., by Steven Mickley, Agent. General Location: NE corner of 64th Drive North and Donald Ross Rd. (**P.B. COUNTRY ESTATES PRE-SCHOOL**).

Pages 247-270

Size: 2.25 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to conditions.

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

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

35. **DOA**  
**98-077(A)** Development Order Amendment (DOA) to modify/delete conditions of approval and reconfigure master plan petition of Herbert F. Kahlert and Karl A. Kahlert, by Kieran Kilday, Agent. General Location: NE corner of Lake Worth Rd. and Lyons Rd. (**VILLAGE CORNER MUPD**).

Pages 271-297

Size: 17.94 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request to amend Engineering Condition E.5. but **denial** of the request to amend Use Limitation Conditions P.2. and P.4. However, if the Board votes to approve amending the Use Limitations as requested by the petitioner, Staff would recommend the Board consider deleting Conditions P.2. and P.4. from the previous conditions of approval.

Zoning Commission Recommendation: Approved as amended, (4-1).

MOTION: To adopt a resolution for a Development Order Amendment (DOA) approving the request to modify Condition E.5 and **denying** the request to modify conditions P.2 and P.4 and reconfigure the master plan.

**E. ZONING PETITIONS**

36. **DOA**  
**76-139(C)** Development Order Amendment (DOA) to redesignate land uses (recreation to residential) and add units petition of Sherbrooke Management Inc., by Urban Design Studio, Agent. General Location: SW corner of North Calumet Circle and Lyons Rd. (**SHERBROOKE ESTATES**).

Pages 298-317

Size: 6.15 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to redesignate land uses (recreation to residential) and add units.

- 37. **W81-095(C)** Waiver (W) for additional waivers for separation from residential structures petition of Atlantic Coast Tower by Michael Houston, Agent. General Location: NW corner of Forest Hill Blvd. and Congress Ave. (**FOREST HILL CENTER**).

Pages 318-342

Size: 19.53 acres ± BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

MOTION: To adopt a resolution approving the request for a Waiver (W) for additional waivers for separation from residential structures.

- 38. **PDD/DOA/TDR 97-084(B)** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) and a Development Order Amendment (DOA) to add land area and units and a Transfer of Development Rights (TDR) for 28 units and designate PDD97-084(B) as the receiving area petition of Siesta Key at Boynton Beach, Ltd. by Land Design South, Agent. General Location: Approx. 370 feet west of Jog Rd. on the south side of Boynton Beach Blvd. (**STONYBROOK PUD (AKA SIESTA KEY PUD)**).

Pages 343-376

Size: 33.56 acres ± BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

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

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

MOTION: To adopt a resolution approving the request for a Transfer of Development Rights (TDR) for 28 units and designate PDD97-084(B) as the receiving area.

**F. PREVIOUSLY POSTPONED APPEAL**

- 39. **DOA 97-012(B)** Request for an appeal of Condition E.6 (traffic separator beautification) of Resolution ZR-99-11 approving the Development Order Amendment (DOA) petition of PBC BCC Dept of Airports, by Robert Bentz, Agent. General Location: North Side of Summit Blvd. and bound on the east by Congress Ave. and the west by Kirk Rd. (**PBIA GOLF COURSE - APPEAL**).

Page 377-411

Size: 4.12 acres ± (affected) BCC District: 2  
218.52 acres ± (overall)

MOTION: To adopt a resolution upholding or overturning the decision of the Zoning Commission’s denial of an appeal of Condition E.6 (traffic separator beautification) of Resolution ZR-99-11.

**6. DIRECTOR COMMENTS.**

**A. ZONING DIRECTOR.**

40. Update on ULDC Revisions to Address Nursery and Equestrian Issues

(Under separate cover)

**B. PLANNING DIRECTOR.**

41. Sector Plan Update - Denise Malone, Project Manager

N/A

**C. COUNTY ENGINEER.**

**7. COMMISSION COMMENTS.**

**8. ADJOURNMENT.**