

Board of County Commissioners

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

May 24, 2001

**THURSDAY
9:30 AM**

**COMMISSION
CHAMBERS**

1. CALL TO ORDER

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

2. POSTPONEMENTS AND WITHDRAWALS (Pages 1-3)

3. CONSENT AGENDA (Pages 4-10)

- " Staff
- " Board
- " Public

4. REGULAR AGENDA (Pages 11-14)

5. ULDC AMENDMENTS - PUBLIC HEARING (Page 14)

6. DIRECTOR COMMENTS (Pages 14-15)

7. COMMISSION COMMENTS (Page 15)

8. ADJOURNMENT (Page 15)

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AGENDA

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

THURSDAY, MAY 24, 2001

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 amendments to the Palm Beach County Unified Land Development Code, and the recommendations of the Land Use Advisory Board, Citizens Task Force, Land Development Regulation Commission, and Zoning Commission pursuant to Chapter 163, Florida Statutes; Chapter 125, Florida Statutes; the Palm Beach County Comprehensive Plan; the Palm Beach County Unified Land Development Code; and other authority vested in the Board. This meeting is being held on May 24, 2001 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.

2. POSTPONEMENTS AND WITHDRAWALS

A. POSTPONEMENTS

- 1. **DOA1995-063(B)** Development Order Amendment (DOA) to modify conditions of approval, reconfigure site plan and add general repair and maintenance (requested use) petition of Costco Wholesale Corp, by Kieran Kilday, Agent. General Location: Approximately 0.8 mile north of Clint Moore Road on the east side of Congress Avenue (**COSTCO (aka APPLES & ORANGES)**).

Page 1

Size: 27.77 (-.11 LWDD) acres ± (existing) BCC District: 4
27.88 acres ± (previous)

MOTION: To postpone 30 days until June 25, 2001. (Requested by petitioner. Staff has no objection.)

2. **PDD2000-044(A)** 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 MUPD**).

N/A

Size: 3.68 acres ±

BCC District: 3

MOTION: To postpone 30 days until June 25, 2001. (Postponed by Zoning Commission)

3. **DOA1981-186(G)** Development Order Amendment(DOA) to allow a self-service storage facility and truck rental (requested uses) petition of Mini Storage Developers, by Mark Bradford, Agent. General Location: NE corner of Jog Rd. and Lantana Rd. (**LEE SQUARE**).

N/A

Size: 38.19 acres ±

BCC District: 3

MOTION: To postpone 30 days until June 25, 2001. (Requested by the Board of County Commissioners.)

4. **SR 90-17A** Status Report for Resolution R-97-1289 (Petition 90-17A), the petition of George T. Kelly IV. Property owner: Lawrence J. Gabriel and Boynton Beach Self Storage. General Location: Approx. 500 ft. east of Hagen Ranch Rd. on the south side of Boynton Beach Blvd. Current zoning: Multiple Use Planned Development (MUPD) (**BOYNTON SELF STORAGE**).

Pages 2-5

Size: 2.40 acres ± (affected)
6.32 acres ± (overall)

BCC District: 5

MOTION: To postpone 30 days until June 25, 2001.

5. **2000-SCA 78 COM 2** Mathias R. Stemplinger, by Kevin McGinley, Land Research Management, Inc. Small Scale Land Use Amendment (SCA): Amend land use from High Residential, 8 units per acre (HR-8) to Commercial High (CH). General Location: Approx. 150 feet south of Lake Worth Rd., and approx. 350 feet west of Congress Ave. (**MATT'S AUTO**).

Page 6

Size: 0.56 acre ±

BCC District: 3

Staff Recommendation: Approval of the requested future land use change from HR-8 to CH.

LPA Recommendation: Approval of the requested future land use change from HR-8 to CH. (10-0 vote)

MOTION: To continue until August 23, 2001.

B. WITHDRAWALS

6. **DOA**

1996-105(A) Development Order Amendment (DOA) to modify/delete conditions in Resolution R-97-1097; add building square footage; reconfigure master plan; add 2nd self-storage facility and vehicle rental (requested uses) petition of Delray Land Co. of Iowa Inc. and Portalegre, by Land Design South, Agent. General Location: Approx. 0.25 mile east of Jog Rd. on the south side of West Atlantic Ave. (**ATLANTIC CENTER MUPD**).

Page 7

Size: 9.16 acres ±

BCC District: 5

MOTION: None. Withdrawn by petitioner.

- END OF POSTPONEMENTS AND WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

- 7. **EAC1984-130(G)** Development Order Amendment /Expedited Application Consideration (DOA/EAC) to modify Section IV.1.c of Resolution 97-1299 petition of Palm Beach Commerce Center, by Jim Brindell and Kim Juran, Agent. General Location: NE corner Jog Road and Okeechobee Blvd (**VISTA CENTER DRI**).

Pages 8-34

Size: 501.00 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 Development Order Amendment (DOA) to modify Section IV.1.c of Resolution 97-1299.

MOTION: This is not a Substantial Deviation.

- 8. **DOA1974-081(E)** Development Order Amendment (DOA) to add an access point and a Substantial Deviation Determination petition of Fox Property Venture, by Robert Bentz, Agent. General Location: SW corner of Okeechobee Blvd. and SR 7/US 441 (**FOX DRI- SOUTH MUPD**).

Pages 35-53

Size: 23.98 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add an access point.

MOTION: This is not a Substantial Deviation.

9. **Z/DOA1984-076(G)** Official Zoning Map Amendment (Z) from Residential Single Family /Special Exception (RS/SE) to Institutional Public Facility (IPF) and a Development Order Amendment (DOA) to add square footage and beds petition of Universal Health Services, Inc., by Anna Cottrell, Agent. General Location: NW corner of Forest Hill Blvd. and SR 7/US 441 (**WELLINGTON REGIONAL MEDICAL CENTER**).

Pages 54-81

Size: 25.19 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Residential/Special Exception (RSE/SE) to Institutional and Public Facility (IPF).

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

10. **CA2000-088** Class A Conditional Use (CA) to allow a church or place of worship petition of West Palm Beach Baptist Seventh Day, by Kenneth Kruger, Agent. General Location: Approximately 0.25 mile south of Elmhurst Road on the west side of Haverhill Road (**WPB BAPTIST SEVENTH DAY CHURCH**).

Pages 82-96

Size: 3.36 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

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

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

11. **DOA1999-058(A)** Development Order Amendment (DOA) to modify conditions of approval petition of Home Devco/Tivoli LLC, by Bradley Miller, Agent. General Location: Approximately 1 mile south of Boynton Beach Blvd. on the west side of Hagen Ranch Road (**TIVOLI RESERVE PUD**).

Pages 97-119

Size: 79.13 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 a Development Order Amendment (DOA) to modify conditions of approval.

12. **DOA1987-024(I)** Development Order Amendment (DOA) to modify conditions of approval, add square footage and reconfigure site plan petition of Robert J. Amsdell, TR, by Robert Basehart, Agent. General Location: Approximately 0.25 mile west of Jog Road on the south side of Lantana Road (**LANTANA ROAD PCD**).

Pages 120-142

Size: 18.28 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 modify conditions of approval, add square footage and reconfigure site plan.

13. **CA2000-090** Class A Conditional Use (CA) to allow a motion picture production studio, an outdoor entertainment use, a boarding and rooming house and a campground petition of Karen Padyjasek, by Kieran Kilday, Agent. General Location: North side of Pahokee Airport (**SKY DIVE AMERICA**).

Pages 143-160

Size: 5 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To approve the request based on the determination made by the Board of County Commissioners (BCC) that the criteria in the ULDC has been met for the requested uses within the Glades Area Economic Development Overlay District (GA-O).

MOTION: To adopt a resolution approving the request for a Class A Conditional Use (CA) to allow a motion picture production studio, an outdoor entertainment use, a boarding and rooming house and a campground.

14. **DOA1976-006(A)** Development Order Amendment (DOA) to reconfigure site plan and add restaurant, fast food (requested use) petition of Daniel T. Bakst, as Trustee, by William Boose, Agent. General Location: SW corner of Benoist Farms Road and Okeechobee Blvd. (**SEDONA COMMONS MUPD**).

Pages 161-185

Size: 20.66 acres ±
(Tract C- 6.03 acres affected area)

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

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

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

C. STATUS REPORTS - CONSENT

15. **SR 84-99F.2** Status Report for Resolution R-95-1467 (Petition 84-99(F)), the petition of Mission Bay Plaza Associates. Property owner: Mission Bay Plaza Assoc. and Centrum Mission Bay Ltd. General Location: NW corner of Glades Road and S.R. #7. Current zoning: General Commercial with a Special Exception to Development Order Amendment to amend condition number 9 (square footage limitation) (**MISSION BAY PLAZA**).

Pages 186-189

Size: 24.28 acres ±

BCC District: 5

MOTION: To adopt a resolution to amend conditions of approval (use) in Resolution R-95-1467, and approve a time extension until October 26, 2002, to commence development.

16. **SR 85-150.11** Status Report for Resolutions R-86-235 and R-86-236 (Petition 85-150), the petition of John T. Christiansen and James D. Lassiter. Property owner: John T. Christiansen, Tr., James D. Lassiter, and R.G. Tronzo. General Location: SW corner of Congress Ave. and Melaleuca Rd. Current zoning: CS-Specialized Commercial with a Special Exception to allow a Planned Office Business Park.

Pages 190-193

Size: 0.7 acre ±

BCC District: 3

MOTION: To adopt resolutions to revoke the special exception which allows a Planned Office Business Park and to rezone the property from the CS-Specialized Commercial zoning district to the CLO-Commercial Low Office zoning district.

17. **SR 94-56** Status Report for Resolutions R-95-279 and R-95-280 (Petition 94-56), the petition of Ronald S. Woods, Trustee. Property owner: Ronald S. Woods, TR. General Location: Approx. 1.0 mile west of Jupiter Farms Rd. on the north side of Randolph Siding Rd. Current zoning: AR-Agricultural Residential with a Class A Conditional Use allowing removal of excavated material in excess of 10% (**WILD PALMS**).

Pages 194-198

Size: 36.90 acres ±

BCC District: 1

MOTION: To 1) approve a time extension until January 4, 2003, to commence development for all of the first phase, and till January 4, 2002, to comply with conditions 6 and 7 of Resolution R-96-1362; and 2) direct the Code Enforcement Division to cite the property owner for failure to comply with condition numbers 16, 17, 18, 19, and 20 of Resolution R-96-1362.

18. **SR 75-149A.5** Status report for Resolution 91-366 (Petition 75-149A) the petition of Bethel Temple Assembly of God. Property owner: Bethel Temple of Lake Worth Inc. General Location: Approx..0.3 mile south of Lake Worth Rd., on the west side of Congress Ave. Current zoning: RM-Multiple Family Residential (Medium Density) with a Special Exception which amended the site plan for a church to increase the land area (**BETHEL TEMPLE ASSEMBLY OF GOD CHURCH**).

Pages 199-201

Size: 5.6 acres ±

BCC District: 3

MOTION: To adopt a resolution to revoke the Special Exception which amended the site plan for a church to increase the land area.

19. **SR 84-163A.4** Status Report for Resolution R-94-358 (Petition 84-163A), the petition of Arcadia Properties. Property owner: Arcadia Properties, Inc. General Location: Approx. 2 miles north of West Atlantic Ave., south of Steiner Rd. on the west side of Military Trail Current zoning: CC-Community Commercial with a Conditional Overlay Zone (**ARCADIA PROPERTIES**).

Pages 202-204

Size: 4.04 acres ±

BCC District: 5

MOTION: To approve a time extension until March 24, 2002, for Resolution R-94-358.

20. **SR 86-134.9** Status Report for Resolutions R-87-515 and R-87-516 (Petition 86-134), the petition of Transal Corporation. Property owner: Congress Business Center Corp. General Location: Approx. 0.1 mile north of Forest Hill Blvd. on the west side of Congress Ave., Current zoning: General Commercial with a Special Exception to allow an office warehouse combination. (**TRANSAL CORPORATION**)

Pages 205-208

Size: 7.24 acres ±

BCC District: 2

MOTION: To approve a time extension until March 31, 2003, for Resolutions R-87-515 and R-87-516.

21. **SR 87-124A.5** Status Report for Resolution R-91-371 (Petition 87-124A), the petition of Systems Control, Inc. Property owner: Envirotech Technologies and United States Postal Service. General Location: Approx. 170 feet south of the Summit Blvd. on the west side of Congress Ave. Current zoning: CG-General Commercial with a Special Exception to amend the site plan for a previously approved Planned Commercial Development to include a financial institution with three (3) drive up teller windows, and an auto service station with an accessory car wash facility (**SUMMIT PARK OF COMMERCE PCD**).

Pages 209-212

Size: 3.30 acres ± (affected)
8.74 acres ± (overall)

BCC District: 2

MOTION: To approve a time extension until March 26, 2003, for Resolution R-91-371.

22. **SR 94-92.2** Status Report for Resolution R-95-431 (Petition 94-92), the petition of Lutheran Church of the Holy Cross. Property owner: Lutheran Church of the Holy Cross. General Location: Approx. 0.1 mile north of Forest Hill Blvd. on the west side of Kirk Rd. Current zoning: RM-Multiple Family Residential (Medium Density) with a Class A Conditional Use allowing a Congregate Living Facility (CLF) Type 3 (83 beds) and Day Care Center, General (**HOLY CROSS**).

Pages 213-215

Size: 6.12 acres ±

BCC District: 2

MOTION: To approve a time extension until March 30, 2003, for Resolution R-95-431.

23. **SR 95-102.2** Status Report for Resolution R-96-385 (Petition 95-102), the petition of Thurston Lambertson. Property owner: Peter J. Wynn. General Location: Approx. 0.2 mile west of Skees Rd. on the south side of Belvedere Rd. Current zoning: Light Industrial (**TLC DIVERSIFIED, INC.**).

Pages 216-218

Size: 3.86 acres ±

BCC District: 6

MOTION: To approve a time extension until March 28, 2003, for Resolution R-96-385.

24. **SR 95-108.2** Status Report for Resolution R-96-541 (Petition 95-108), the petition of Jade Land Company. Property owner: Jade Land Company, Inc. General Location: Approx. 200 feet east of Loxahatchee Dr. on the north side of Westgate Ave. Current zoning: CG-General Commercial with a Conditional Use A: Wholesale Building Supply (**PALM BEACH PLUMBING**).

Pages 219-221

Size: 1.65 acres ±

BCC District: 2

MOTION: To approve a time extension until April 25, 2003, for Resolution R-96-541.

25. **SR 97-95** Status Report for Resolution R-98-423 (Petition 97-95), the petition of PBCWUD. Property owner: T. W. & Gertrude K. Winsberg, Michael L. Jameson, and Palm Beach County. General Location: Approx. 2.5 miles north of W. Atlantic Ave. on the west side of Jog Rd., Current zoning: Planned Unit Development (**WINSBERG FARM PUD**).

Pages 222-225

Size: 137.39 acres ± (affected)
262.84 acres ± (overall)

BCC District: 5

MOTION: To approve a time extension until March 26, 2002, to record a plat; and until July 1, 2002, to comply with condition number E.1., and until July 1, 2002, to comply with condition number E.3. of Resolution Number R-98-423.

26. **SR 97-96** Status Report for Resolution R-98-424 (Petition 97-96), the petition of Theodore & Gertrude Winsberg. Property owner: Theodore and Gertrude Winsberg. General Location: Approx. 2.5 miles north of West Atlantic Ave. on the west side of Jog Rd. Current zoning: Multiple Use Planned Development (**WINSBERG FARM MUPD**).

Pages 226-229

Size: 15 acres ±

BCC District: 5

MOTION: To approve a time extension until March 26, 2002, to commence development; and until July 1, 2002, to comply with condition number E.1. and until July 1, 2002, to comply with condition number E.3. of Resolution Number R-98-424.

27. **SR 97-101** Status Report for Resolution R-98-408 (Petition 97-101), the petition of Polo Realty, Inc. Property owner: Polo Realty Inc. General Location: Approx. 0.5 mile north of Clint Moore Rd. on the east side of Jog Rd. Current zoning: Planned Unit Development (**OXLEY NORTHERN PUD**).

Pages 230-232

Size: 36.95 acres ±

BCC District: 5

MOTION: To approve a time extension until March 26, 2003, for Resolution R-98-408.

D. CORRECTIVE RESOLUTIONS

28. **DOA1997-084(B)** Corrective Resolution: To correct Exhibit C of Resolution R-2000-1582. (**STONYBROOK PUD (AKA SIESTA KEY PUD)**)

Pages 233-249

BCC District: 5

MOTION: To adopt a resolution to correct Exhibit C of Resolution R-2000-1582.

29. **DOA1985-013(B)** Corrective Resolution: To correct Exhibit C of Resolution R-2001-0436. (**HYPOLUXO PLAZA**)

Pages 250-261

BCC District: 3

MOTION: To adopt a resolution to correct Exhibit C of Resolution R-2001-0436.

E. ABANDONMENT RESOLUTION

30. **ABN 91-46** Abandonment Resolution: To abandon the Special Exception granted by Resolution R-92-61 to allow a Planned Commercial Development (PCD). (**HYPOLUXO SQUARE**)

Pages 262-263

BCC District: 3

MOTION: To adopt a resolution approving the abandonment of the Special Exception granted by Resolution R-92-61.

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

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -**4. REGULAR AGENDA:****A. ITEMS PULLED FROM CONSENT****B. PREVIOUSLY POSTPONED CONCURRENT SMALL SCALE LAND USE AMENDMENT AND ZONING PETITION**

31. **2000-SCA
63 COM 2** Belvedere Commerce Center, LLC., by Robert E. Basehart, Basehart Consulting, Inc. Small Scale Land Use Amendment (SCA): Amend land use from Industrial (IND) to Commercial High (CH). General Location: SE corner of Belvedere Rd. and Sansbury's Way. **(BELVEDERE COMMERCE CENTER)**

Pages 264-288

Size: 1.38 acre +

BCC District: 6

Staff Recommendation: Approval of the requested future land use change from IND to CH.

LPA Recommendation: Approval of the requested future land use change from IND to CH (11-0 vote).

MOTION: To adopt an ordinance approving the request for a future land use change from IND to CH.

32. **PDD1999-
028(A)** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a convenience store with gas sales petition of Belvedere Commerce Center, LLC by Robert E. Basehart, Agent. General Location: SE corner of Belvedere Rd. and Sansbury's Way **(BELVEDERE COMMERCE CENTER)**.

Pages 289-311

Size: 8.77 acres ±

BCC District: 6

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 Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a convenience store with gas sales.

C. CONCURRENT SMALL SCALE LAND USE AMENDMENT AND ZONING PETITION

33. **2001-SCA
69 INST 1** Wellington Regional Medical Center, INC., by Anna Cottrell,AICP, Anna S. Cottrell & Assoc./Gregory S. Kino, Esquire, Boose, Casey Ciklin, et. al. Small Scale Land Use Amendment (SCA): Amend land use from Low Residential, 2 units per acre (LR-2) to Institutional (INST). General Location: Approx. 1,600 feet north of Forest Hill Blvd. on the west side of State Road 7 . **(WELLINGTON MEDICAL PHASE I, aka Wellington Regional Medical)**

Pages 312-338

Size: 4.35 acres ±

BCC District: 6

Staff Recommendation: Approval of the requested future land use change from LR/2 to INST.

LPA Recommendation: Approval of the requested future land use change from LR/2 to INST (12-0 vote).

MOTION: To adopt an ordinance approving the request for a future land use change from LR-2 to INST.

34. **Z2000-089** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Institutional Public Facility (IPF) petition of Wellington Regional Medical, by Anna Cottrell, Agent. General Location: Approximately 1600 feet north of Forest Hill Blvd. on the west side of SR 7/US 441 **(WELLINGTON MEDICAL OFFICE CAMPUS)**.

Pages 339-359

Size: 4.35 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

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

D. PREVIOUSLY POSTPONED ZONING PETITIONS

35. **PDD2000-115** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of Westbrooke Co. Inc, by Carole Turk, Agent. General Location: NW Corner of Hypoluxo Rd and Haverhill Rd **(HYPOLUXO HAVERHILL PUD)**.

Pages 360-387

Size: 68.3 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 Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD).

36. **PDD2000-071** Official Zoning Map Amendment (PDD) from Agricultural Reserve (AGR) to Agricultural Reserve Planned Unit Development (AGR/PUD) petition of Richard Siemens, by Land Design South, Agent. General Location: Approx. 4,000 feet north of Boynton Beach Blvd on the west side of Lyons Rd (**BOYWIC PUD**).

Pages 388-418

Size: 280.15 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 Agricultural Reserve (AGR) to Agricultural Reserve Planned Unit Development (AGR/PUD).

E. ZONING PETITIONS

37. **DOA1997-084(C)** Development Order Amendment (DOA) to modify conditions of approval petition of Wright Southern and Stonybrooke Apartments, by Land Design South, Agent. General Location: Approximately 370 feet west of Jog Road on the south side of Boynton Beach Blvd. (**STONYBROOKE PUD**).

Pages 419-443

Size: 33.56 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to modify conditions of approval.

38. **DOA1976-139(D)** Development Order Amendment (DOA) to re-designate land uses (recreation to residential) and add units petition of Sherbrooke Management Inc., by Scott Mosolf, Agent. General Location: Southwest corner of North Calumet Circle and Lyons Road (**SHERBROOKE ESTATES**).

Pages 444-471

Size: 6.15 acres ± (affected)
534.99 acres ± (overall)

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 a Development Order Amendment (DOA) to re-designate land uses and add units.

39. **PDD/DOA1976-007(D)**

Official Zoning Map Amendment (PDD) from Planned Unit Development (PUD) to Multiple Use Planned Development (MUPD) and a Development Order Amendment (DOA) to add land area, reconfigure site plan, modify/delete conditions of approval, add square footage, to allow vehicle sales and rental and to allow a congregate living facility type III (requested uses) petition of Bluegreen Enterprises, by Sara Lockhart, Agent. General Location: Approximately 200 feet west of Skees Road on the south side of Okeechobee Blvd. (**OKEECHOBEE BLVD MUPD**).

Pages 472-515

Size: 17.44 acres ± (existing)
24.53 (+7.09) acres ± (overall)

BCC District: 2

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 Planned Unit Development (PUD) to Multiple Use Planned Development (MUPD).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add land area, reconfigure site plan, modify/delete conditions of approval, allow vehicle sales and rental and to allow a congregate living facility type III (requested uses).

5. **ULDC AMENDMENTS - PUBLIC HEARING**

40. **Traffic Performance Standards Ordinance**

Pages 516-523

Motion and Title: Staff Recommends a Motion to Adopt: an Ordinance of the Board of County Commissioners of Palm Beach County, Florida, Amending Ordinance 92-20, Known as the Unified Land Development Code of Palm Beach County, Florida as Follows: Article 15, Traffic Performance Standards, to Revise Definitions and Regulations; Providing for Interpretation of Captions; Providing for Repeal of Laws in Conflict; Providing for Severability; Providing for Inclusion in the Unified Land Development Code; and Providing for an Effective Date.

Summary:

These amendments to the Unified Land Development Code (ULDC) include amendments to the Traffic Performance Standards (TPS) for consistency with the Comprehensive Plan and to address issues identified by industry and staff. (PZB) Countywide (BB)

6. **DIRECTOR COMMENTS.**

A. **ZONING DIRECTOR.**

41. **Permission to Advertise the Architectural Guidelines Ordinance**

Page 524

(additional backup under separate cover)

42. **Permission to Advertise the General Issues Ordinance**

Page 225

(additional backup under separate cover)

43. [Managed Growth Tier System Code Revision Update](#)

Pages 226

B. PLANNING DIRECTOR.

7. COMMISSION COMMENTS.

8. ADJOURNMENT.