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

APRIL 26, 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 (Pages 1-2)**

- 3. CONSENT AGENDA (Pages 3-5)**
 - o Staff
 - o Board
 - o Public

- 4. REGULAR AGENDA (Page 6)**

- 5. DIRECTOR COMMENTS (Page 6)**

- 6. COMMISSIONER COMMENTS (Page 6)**

- 7. ADJOURNMENT (Page 6)**

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**

APRIL 26, 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 May 24, 2007)

- 2. **CR 1980-125** Status Report for Resolution R-2004-2432 (Control 1980-125/Application 2004-223), the petition of 400 West Ontario. Property owner: Rocking Horse Estates LLC. General Location: Southwest corner of Northlake Boulevard and North Elizabeth Avenue. Zoning District: Residential Transitional. **(ROCKING HORSE SUBDIVISION)**

Pages 1-6

Size: 10.09 acres ±

BCC District: 1

MOTION: To postpone to May 24, 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 7

Size: 3.703 acres ±

BCC District: 3

MOTION: To postpone to May 24, 2007. (Requested by the Applicant)

B. WITHDRAWALS

4. **SR 1982-056A** Status Report for Resolution R-2004-0151 (Control 1982-056A), the petition of Beasley FM Acquisition Corp. Property owner: Beasley FM Acquisition Corp. General Location: Approximately 4.5 miles west of SR 7/US 441 on the south side of Loxahatchee Road. Zoning District: Agricultural Residential with a Special Exception to allow commercial radio towers, including accessory buildings and structures. **(BEASLEY BROADCASTING)**

N/A

Size: 27.48 acres ±

BCC District: 5

MOTION: None required. (Development has commenced)

- END OF POSTPONEMENTS/WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. DISCLOSURES FOR THE CONSENT ITEMS

C. STATUS REPORTS

5. **SR 2003-011** Status Report for Resolution R-2004-0158 (Control 2003-011), the petition of E.B. Developers, Inc. Property owner: Colony at Lake Worth LLC. General Location: Northwest corner of Lantana Road and Myers Road. Zoning District: Residential Planned Unit Development. **(BELMONT AT GREENACRES PUD)**

Pages 8-12

Size: 17.76 acres ±

BCC District: 3

MOTION: To approve a time extension until January 29, 2009 for Resolution R-2004-0158.

D. CORRECTIVE RESOLUTIONS

6. Corrective Resolution: To correct Condition A.3 of Exhibit C of Resolution R-2004-2432. **(ROCKING HORSE SUBDIVISION)** (DOA2004-223, Control 1980-125)

Pages 13-14

BCC District: 1

MOTION: To correct Condition A.3 of Exhibit C of Resolution R-2004-2432.

7. Corrective Resolution: To correct the Legal Description contained in Exhibit A of Resolution R-2005-1038. **(CARRADORI REZONING)** (Z2004-903, Control No. 2004-590)

Pages 15-16

BCC District: 1

MOTION: To adopt a resolution correcting the legal description contained in Exhibit A of Resolution R-2005-1038.

E. TDR CONTRACT AMENDMENTS

8. **DRO2005-1527** Request: To execute an Assignment of Rights Under Contract between Ernest Carradori, Anthony P. Solo and Deborah Butan, and Palm Beach County. **(CARRADORI REZONING)** (2004-590)

Pages 17-21

BCC District: 1

LOCATION: Approximately 1,882 feet north of Pennock Point Road on the east side of Loxahatchee River Road.

MOTION: To execute the Assignment of Rights Under Contract.

9. **DRO2005-1527** Request: To execute an Amendment to Transfer of Development Rights Escrow Agreement. (**CARRADORI REZONING**) (2004-590)

Pages 22-26

BCC District: 1

LOCATION: Approximately 1,882 feet north of Pennock Point Road on the east side of Loxahatchee River Road.

MOTION: To execute the Amendment to Transfer of Development Rights Escrow Agreement.

10. **DRO2005-1527** Request: To execute a deed conveying 1 Development Rights unit to Anthony P. Solo and Deborah Butan as authorized by Palm Beach County, Zoning Division, Development Review Committee which approved the purchase of 1 Development Right from the County's TDR Bank at a cost of \$25,000.00 per unit and the designation of the Carradori Rezoning as a TDR Receiving Area for those units. (**CARRADORI REZONING**) (Control 2004-590).

Pages 27-28

BCC District: 1

LOCATION: Approximately 1,882 feet north of Pennock Point Road on the east side of Loxahatchee River Road.

MOTION: To execute a deed conveying 1 Development Right unit to Anthony P. Solo and Deborah Butan, as authorized by Palm Beach County, Zoning Division, Development Review Officer.

F. TDR CONTRACT, ESCROW AGREEMENT AND DEED

11. **CA/TDR 2006-016** Execution of a Contract for Sale and Purchase of Development Rights and an Escrow Agreement. Request: Execute a contract between Palm Beach County and HALDICK ENTERPRISE INC, for the sale and purchase of 20 Transfer of Development Rights (TDR) units from the Palm Beach County TDR Bank at a purchase price of \$1.00 for 20 units as approved by the Palm Beach County Board of County Commissioners on January 25, 2007 by Resolution No. R-2007-0088. Request: Approve an escrow agreement between Palm Beach County, Haldick Enterprises Inc. and Hilley & Wyant-Cortez, PA, (escrow agent) for the sale and purchase of 20 TDR units from the Palm Beach County TDR Bank at a purchase price of \$1.00 for 20 units, as approved by the Palm Beach County Board of County Commissioners on January 25, 2007. (**BOATMAN HAMMOCK**) (Control 2006-008)

Pages 29-36

LOCATION: Approximately 300 feet east of Military Trail at the terminus of Boatman Street and Clemens Street.

MOTION: To approve a contract for the sale and purchase of 20 development rights at a purchase price of \$1.00 for 20 units for a total price of \$20.00.

MOTION: To approve an escrow agreement for 20 development rights at a purchase price of \$1.00 for 20 units for a total price of \$20.00.

12. **CA/TDR 2006-016** Execute a deed conveying 20 Development Rights units to Haldick Enterprises Inc, as authorized in Resolution No. R-2007-0088 which approved the purchase of 20 Development Rights from the County's TDR Bank at a cost of at a purchase price of \$1.00 for 20 units and the designation of the Boatman Hammock as a TDR Receiving Area for those units. (**BOATMAN HAMMOCK**) (Control 2006-008)

Pages 37-38

BCC District: 3

LOCATION: Approximately 300 feet east of Military Trail at the terminus of Boatman Street and Clemens Street.

MOTION: To execute a deed conveying 20 Development Rights units Boatman Hammock as authorized in Resolution No. R-2007-0088.

– 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. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

13. **LGA 2007-015** County Initiated Site Specific Amendment Large Scale Land Use Amendment (LGA): Amend the future land use designation for 50.96 acres from: 1) Agricultural Production (AP) on 46.59 acres, in part; and 2) Commercial, with an underlying alternative designation of 2 dwelling units per acre (C/2) on 4.37 acres, in part, to Institutional and Public Facilities (INST). General Location: Southwest corner of US Highway 441 and Hooker Highway. **(GLADES REPLACEMENT HOSPITAL)**

Pages 39-43

Size: 50.96 acres ±

BCC District: 6

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

LPA Recommendation: Approval of the requested future land use change from C/2 & AP to INST. (9-0 vote) at the February 9, 2007 public hearing.

MOTION: To adopt the proposed amendment from C/2 & AP to INST.

5. DIRECTOR COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

6. COMMISSIONER COMMENTS

7. ADJOURNMENT