



---

**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING CONTINUATION OF AUGUST 23, 2007**

**AUGUST 27, 2007**

**MONDAY  
9:30 AM**

**COMMISSION CHAMBERS**

- 1. SWEAR IN**
- 2. STACY STREET PRESENTATION**
- 3. ULDC AMENDMENT ROUND 2007-01**
- 4. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**
  - A. SCA 2007-004 (BELVEDERE/JOG COMMERCIAL SW aka LEDIS REZONING)**
  - B. Z/CA2006-1818 (LEDIS REZONING)**
  - C. SCA 2007-003 (HAVERILL/WALLIS COMMERCIAL SW aka BP AT WALLIS AND HAVERHILL)**
  - D. Z/CA2006-1678 (BP AT WALLIS AND HAVERHILL)**
- 5. DIRECTOR COMMENTS**
  - A. COUNTY ATTORNEY**
  - B. ZONING DIRECTOR**
  - C. PLANNING DIRECTOR**
- 6. COMMISSION COMMENTS**
- 7. ADJOURNMENT**

### 3. ULDC AMENDMENT ROUND 2007-01

Pages 299-354

**MOTION AND TITLE: STAFF RECOMMENDS A MOTION TO ADOPT:** AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067 AND 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.

#### 4. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

- A. **SCA 2007-004** Belvedere/Jog Commercial SW, by Seth Behn/Ron Kolins/Stuart Ledis. Small Scale Land Use Amendment (SCA): Amend land use to change the future land use designation for a 2.55 acres parcel from Low Residential, 2 units per acre (LR-2) to Commercial Low, with an underlying 2 units per acre (CL/2). General Location: Southwest corner of Belvedere Road and Jog Road. (**BELVEDERE/JOG COMMERCIAL SW A.K.A. LEDIS REZONING**)

Pages 355-368

Size: 2.55 acres  $\pm$

BCC District: 6

Staff Recommendation: Denial of the requested future land use change from LR-2 to CL/2.

LPA Recommendation: Recommended Denial of the requested future land use change from LR-2 to CL/2 (11-0 vote) at the January 19, 2007 public hearing.

MOTION: To deny an ordinance to approve the proposed amendment from LR-2 to CL/2.

- B. **Z/CA2006-1818** Title: Resolution denying an Official Zoning Map Amendment application of Ok Ventures, LLC, and Stuart Ledis, by Greenberg Traurig, PA, Agent. Request: Rezoning from the Single Family Residential (RS) Zoning District to the Community Commercial (CC) Zoning District. Title: Resolution denying a Class A Conditional Use application of Ok Ventures, LLC, and Stuart Ledis, by Greenberg Traurig, PA, Agent. Request: To allow a convenience store with gas sales. General Location: Southwest corner of Belvedere Road and Jog Road. (**LEDIS REZONING**) (Control 2003-020)

Pages 369-391

Conditions of Approval (24) Pages 386-391

Size: 2.55 acres  $\pm$

BCC District: 6

#### DISCLOSURE

Staff Recommendation: Denial.

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

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

MOTION: To adopt a resolution denying a Class A Conditional Use to allow a convenience store with gas sales.

- C. **SCA 2007-003** Haverhill/ Wallis Commercial SW, by James Shamblin, Carolyn Shamblin, & James Hill. Small Scale Land Use Amendment (SCA): Amend land use to change the future land use designation for a 2.14 acres parcel from Low Residential, 2 units per acre (LR-2) to Commercial High, with an underlying 2 units per acre (CH/2). General Location: Southwest corner of Haverhill Road and Wallis Road. **(HAVERHILL/ WALLIS COMMERCIAL SW A.K.A. BP AT WALLIS AND HAVERHILL)**

Pages 392-407

Size: 2.14 acres ±

BCC District: 6

Staff Recommendation: Denial of the requested future land use change from LR-2 to CH/2.

LPA Recommendation: Recommended Denial of the requested future land use change from LR-2 to CH/2 (11-1 vote) at the January 19, 2007 public hearing.

MOTION: To deny an ordinance to approve the proposed amendment from LR-2 to CH/2.

- D. **Z/CA2006-1678** Title: Resolution denying an Official Zoning Map Amendment application of BP Products, by Siegel, Lipman, Dunay, Shepard, & Miskel, Agent. Request: Rezoning from the Multi-family Residential (RM) Zoning District to the General Commercial (CG) Zoning District. Title: Resolution denying Class A Conditional Use application of BP Products by Siegel, Lipman, Dunay, Shepard, & Miskel, Agent. Request: To allow a convenience store with gas sales and car wash. General Location: Southwest corner of Haverhill Road and Wallis Road. **(BP AT WALLIS AND HAVERHILL)** (Control 2006-522)

Pages 408-429

Conditions of Approval (28) Pages 424-429

Size: 2.15 acres ±

BCC District: 6

DISCLOSURE

Staff Recommendation: Denial.

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

MOTION: To adopt a resolution denying an Official Zoning Map Amendment from the Multi-family Residential Zoning District to the General Commercial Zoning District.

MOTION: To adopt a resolution denying a Class A Conditional Use to allow a convenience store with gas sales and car wash.