



# BOARD OF COUNTY COMMISSIONERS ZONING MEETING AGENDA

February 24, 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 5-10)**
  - " Staff
  - " Board
  - " Public
  
- 4. REGULAR AGENDA (Page 11)**
  
- 5. DIRECTOR COMMENTS (Page 11)**
  
- 6. COMMISSIONER COMMENTS (Page 11)**
  
- 7. ADJOURNMENT (Page 11)**

# AGENDA

## PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

THURSDAY, FEBRUARY 24, 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 February 24, at 9:30 AM, in the County Commission Chambers, 6th Floor, 301 North Olive Avenue, West Palm Beach, Florida.

- D. Proof of Publication.
- E. Swearing In.
- F. Motion to Adopt Agenda.
- G. Disclosure.

### 2. POSTPONEMENTS AND WITHDRAWALS

#### A. POSTPONEMENTS

- 1. **Z/CB99-011** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Rural Services (RSER) and a Class B Conditional Use (CB) to allow Agricultural sales and services petition of Everglades Farm Equipment Co., by Robert Basehart, Agent. General Location: Approx. 800 feet east of "F" Rd. on the north side of Southern Blvd. (**EVERGLADES FARM EQUIPMENT**)

2. **DOA 78-242(B)** Development Order Amendment (DOA) to delete land area petition of PBC BCC FD&O, by Audrey Wolf, Agent. General Location: Approx. 1,200 feet east of Ponderosa Dr. on the north side of Palmetto Park Rd. (**BOCA WOODS COUNTRY CLUB**).

N/A

Size: 17.42 acres ± BCC District: 5

MOTION: To postpone until March 23, 2000. (Requested by petitioner)

3. **Z99-085** Official Zoning Map Amendment (Z) from Residential Estate (RE) and Agricultural Residential (AR) to Public Ownership (PO) petition of PBC BCC FD&O, by Audrey Wolf, Agent. General Location: Approx. 1,200 feet east of Ponderosa Dr. on the north side of Palmetto Park Rd. (**DISTRICT PARK "E"**).

N/A

Size: 27.42 acres ± BCC District: 5

MOTION: To postpone until March 23, 2000. (Requested by petitioner)

4. **DOA 89-052(B)** Development Order Amendment (DOA) to modify/delete conditions in Resolution R-97-0248 petition of Palm Beach Aggregates, by Joe Verdone, Agent. General Location: Approx. 3 miles west of Seminole Pratt Whitney Rd. on the north side of Southern Blvd. (**PALM BEACH AGGREGATES (aka GKK)**).

Page 2

Size: 3,045 acres ± BCC District: 6

MOTION: To postpone until March 23, 2000. (By right postponement. Requested by petitioner)

5. **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**).

Pages 3-53

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

MOTION: To postpone until March 23, 2000. (Requested by the petitioner)

6. **PDD99-074** Official Zoning Map Amendment to a Planned Development District (PDD) from Light Industrial (LI) to Multiple Use Planned Development

7. **SR 85-91A.7** Status Report for Resolution R-89-1438 (Petition 85-91A). Property owner: WPB Innkeepers. Location: north side of Okeechobee Blvd., approximately 220 feet west of West Dr. Current zoning: CG-General Commercial with a Special Exception to amend the site plan for a motel to 1) increase the square footage and 2) decrease the land area (petition # 85-91).

Size: 2.99 acres ±

BCC District:6

Pages 55-58

Original Petitioner: Okeechobee Motel Joint Venture

MOTION: To postpone status report SR 85-91A.7 until April 27, 2000.

**- END OF POSTPONEMENTS AND WITHDRAWALS -**

**3. CONSENT AGENDA**

**A. REQUESTS TO PULL ITEMS FROM CONSENT**

**B. ZONING PETITIONS - CONSENT**

8. **Z/CA98-068** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Single Family (RS) Zoning District and a Class A Conditional Use (CA) to allow townhouses petition of J. H. Norman Construction, by Bradley Miller, Agent. General Location: Approx. 600 feet west of Boca Rio Rd. and 600 feet north of SW 18th St. (**ADDISON LAKES**).

Pages 59-71

Size: 10.4 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

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

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

9. **PDD99-075** Official Zoning Map Amendment from Agricultural Residential (AR) to Planned Unit Development (PUD) with congregate living facility, type 3 (requested use) petition of Blue Green Enterprises, by Kieran Kilday, Agent. General Location: Approx. 0.3 miles east of Golden Lakes Blvd. and approx. 0.1 mile south of Okeechobee Blvd. (**GOLDEN LAKES CLF (PUD)**).

Pages 72-91

Size: 7.09 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 an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) with a type 3 congregate living facility.

10. **PDD/EAC  
89-019(E)** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) and a Development Order Amendment/Expedited Application Consideration (EAC) to add land area, redesignate land uses and reconfigure master plan. General Location: Approx 1,400 feet north of Sims Rd. on the east side of Hagen Ranch Rd. (**VALENCIA GRAND ISLES**).

Pages 92-117

Size: 1.4 (affected) acres ±  
235.3 (overall) acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

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

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add land area, redesignate land uses and reconfigure master plan.

11. **EAC  
98-010(A)** Development Order Amendment/Expedited Application Consideration (EAC) to modify Condition E.6 in Resolution R-98-1316. General Location: SW corner Boynton Beach Blvd. and El Clair Ranch Rd. (**TURNER MUPD**).

Pages 118-140

Size: 17.89 acres ±

BCC District: 5

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 conditions in Resolution R-98-1316.

12. **DOA  
83-107(A)** Development Order Amendment (DOA) to redesignate land uses; delete Condition 13 in Resolution R-84-0063 and add government services (requested use) petition of PBC BCC FD&O, by Audrey Wolf, Agent. General Location: NW corner of Clint Moore Rd. and SR 7/US 441 (**PBSO**).

Pages 141-160

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

13. **CB93-022** Abandonment resolution for Amerigrow Recycling Inc. (AMERIGROW)

BCC District: 5

Page 161

MOTION: To receive and file Zoning Resolution ZR-00-0001.

**D. STATUS REPORTS - CONSENT**

14. **SR 73-157A.3** Status Report for Resolution R-91-243 (Petition 73-157A). Property owner: Kings Academy Inc. Location: north side of Cherry Rd., approximately 0.1 of a mile east of Military Trail. Current zoning: RM-Multiple Family Residential (Medium Density) with a Special Exception to amend the site plan for a private school, to increase the square footage.

Pages 162-165

Size: 19.8 acres

BCC District:2

Original Petitioner: King's Academy, Inc.

MOTION: To approve a time extension until February 5, 2002, for Resolution R-91-243.

15. **SR 80-211B.7** Status Report for Resolution R-90-51 (Petition 80-211B). Property owner: Joyce A. Kjellgren. Location: east side of Military Trail, approximately 0.2 of a mile south of Melaleuca Lane. Current zoning: CG-General Commercial with a Special Exception to permit a wholesale bakery.

Pages 166-168

Size: 1.3 acres

BCC District:3

Original Petitioner: Military Trail Bakery Center

MOTION: To approve a time extension until January 2, 2002, for Resolution R-90-51.

16. **85-113B.4** Status Report for Resolution R-94-12 (Petition 85-113B). Property owner: Francalby Corporation. Location: northeast corner of the intersection of Hypoluxo Rd. and High Ridge Rd. Current zoning: CC-Community Commercial with a Conditional Use Zone (CCZ)

CONSENT AGENDA

17. **SR 86-62B** Status Report for Resolution R-97-8 (Petition 86-62B). Property owner: M. Trail, Inc. Location: west side of Military Trail approximately 0.25 mile south of Cresthaven Blvd. Current zoning: CG-General Commercial with a Special Exception for a Planned Commercial Development and a Development Order Amendment for a self-storage facility and vehicle rental (requested uses).

Pages 173-175

Size: 3.94 acres

BCC District:2

Original Petitioner: M. Trail, Inc.

MOTION: To approve a time extension until January 6, 2002, for Resolution R-97-8.

18. **SR 89-2.6** Status Report for Resolutions R-89-2223 and R-89-2224 (Petition 89-2). Property owner: Harry W. Hersey. Location: north side of Lake Worth Rd., approximately 500 feet east of Davis Rd. and bounded on the north by 2nd Ave. N. Current zoning: CG-General Commercial with a Special Exception to permit a Planned Commercial Development, including an office/warehouse combination.

Pages 176-179

Size: 2.2 acres

BCC District: 3

Original Petitioner: Alcide King, Kyle Foreman, Walter Luzenko, and Harry Hersey

MOTION: To approve a time extension until December 12, 2001, for Resolutions R-89-2223 and R-89-2224.

19. **SR 91-46.5** Status Report for Resolutions R-92-61 and R-92-62 (Petition 91-46). Property owner: Frank Rainer. Location: south side of Hypoluxo Rd., approximately 0.1 of a mile west of Military Trail. Current zoning: CC-Community Commercial with a Special Exception for a Planned Commercial Development.

Pages 180-183

Size: 5.0 acres

BCC District:3

Original Petitioner: Gary Kresser

MOTION: To approve a time extension until January 7, 2001, for Resolutions R-92-61 and R-92-62.

20. **SR 94-68** Status Report for Resolution R-95-5 (Petition 94-68). Property owner: Laura K. Mount. Location: northwest corner of Lake Worth Rd. and



CONSENT AGENDA

21. **SR 95-81.2** Status Report for Resolution R-96-1 (Petition 95-81). Property owner: Tidal Wave Inv. Corp., Inc. Location: east side of Tall Pines Rd., approximately 0.25 mile north of Southern Blvd. Current zoning: Light Industrial.

Pages 188-190

Size: 1.0 acre

BCC District:6

Original Petitioner: Kip & Michelle Affron

MOTION: To approve a time extension until January 5, 2001, for Resolution R-96-1.

22. **SR 96-89** Status Report for Resolution R-97-15 (Petition 96-89). Property owner: Stanley T. Vorsteg II et. al. and Stanley T. Vorsteg II Tr Hldr. Location: west side of Folsom Rd. approximately 500 feet south of Okeechobee Blvd. Current zoning: AR-Agricultural Residential with a Class A Conditional Use to allow a commercial communication tower (150 feet).

Pages 191-193

Size: 10.0 acres

BCC District: 6

Original Petitioner: Sprint Spectrum L.P.

MOTION: To approve a time extension until January 6, 2002, for Resolution R-97-15.

23. **SR 96-106** Status Report for Resolution R-97-7 (Petition 96-106). Property owner: Sugar Cane Growers Cooperative of Florida. Location: north side of Morgan West Rd. approximately 0.25 mile west of US 441/SR 15. Current zoning: AR-Agricultural Residential with a Class A Conditional Use Correction Facility in the Glades Area Economic Overlay (GA-O) District.

Pages 194-196

Size: 2.27 acres

BCC District:6

Original Petitioner: Correctional Services Corp.

MOTION: To approve a time extension until January 6, 2002, for Resolution R-97-7.

24. **CR 80-167B/B6** Status Report for Resolution R-95-1735 (Petition 80-167B). Property owner: West Palm Beach Fla CPDC, Ltd. Location: northeast corner of the intersection of Military Trail and Summit Blvd. Current zoning: CC-Central Commercial with a Development Order Agreement to

25. **CR 98-80/E4** Status Report for Resolution R-99-1142 (Petition 98-80), Property owner: Steven B. Greenfield, Tr of Sabra Land Trust. Location: south side of Lox Rd., 6 miles west of SR 7/US 441. Current zoning: Special Agricultural (SA) with a Conditional Use A to allow Chipping and Mulching and Potting Soil Manufacturing.

Pages 201-204

Size: 19.96 acres

BCC District:5

Original Petitioner: Steven Greenfield, Trustee

MOTION: To adopt a resolution to amend conditions of approval (surety) in Resolution R-99-1142.

**E. PREVIOUSLY POSTPONED CORRECTIVE RESOLUTION**

26. **DOA 80-103(I)** Corrective Resolution: To correct Engineering Conditions E.13.A, E.13.B and E.13.C of Resolution R-99-0699. (SANDALFOOT PLAZA - GOOD YEAR)

Pages 205-207

BCC District: 5

MOTION: To adopt a resolution to correct Engineering Conditions E.13.A, E.13.B and E.13.C of Resolution R-99-0699.

**F. CORRECTIVE RESOLUTIONS**

27. **CA96-102** Corrective Resolution: To correct Condition I.3 of Resolution R-97-0261 (LEE BROTHERS DAYCARE CENTER)

Pages 208

BCC District: 3

MOTION: To adopt a resolution to correct Condition I.3 of Resolution R-07-0261.

28. **CA96-103** Corrective Resolution: To correct Condition I.3 of Resolution R-97-0262. (IGLESIA HIPANA BIBLICA BAUTISTA)

Pages 209

BCC District: 3

MOTION: To adopt a resolution to correct Condition I.3 of Resolution R-07-0262.

**G. ABANDONMENT RESOLUTION**

29. **SE83-127** Request: To abandon the Special Exception granted by Resolution R-84-169 to allow citrus processing.

Page 210

BCC District: 3

**- START OF REGULAR AGENDA -**

**4. REGULAR AGENDA:**

**A. ITEMS PULLED FROM CONSENT**

**B. PREVIOUSLY POSTPONED ZONING PETITION**

**30. DOA**

**83-153(C)** Development Order Amendment (DOA) to reconfigure master plan and redesignate housing classifications petition of Corona Land Development Inc., by Julian Bryan, Agent. General Location: Approx. 0.5 mile east of Jog Rd. on the south side of Summit Blvd. (**VICTORIA WOODS PUD**).

Pages 211-250

Size: 63.38 acres ± (affected)  
164.62 acres ± (overall)

BCC District: 6

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 master plan and redesignate housing classifications.

**5. DIRECTOR COMMENTS.**

**A. ZONING DIRECTOR.**

**B. PLANNING DIRECTOR.**

**C. COUNTY ENGINEER.**

(Under separate cover)

31. AI-00-01 Concrete Separator Beautification

**6. COMMISSION COMMENTS.**