



BOARD OF COUNTY COMMISSIONERS AGENDA

June 29, 2000

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. SPECIAL PRESENTATION (Page 2)

Palm Beach County Special Awards

(under separate cover)

3. POSTPONEMENTS AND WITHDRAWALS (Pages 3-4)

4. CONSENT AGENDA (Pages 5-9)

- " Staff
- " Board
- " Public

5. REGULAR AGENDA (Pages 10-11)

6. DIRECTOR COMMENTS (Page 11)

7. COMMISSIONER COMMENTS (Page 11)

8. ADJOURNMENT (Page 11)

AGENDA

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

THURSDAY, JUNE 29, 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 June 29, 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. SPECIAL PRESENTATION

Palm Beach County Special Awards

- 1. NACO "Best of Category" 2000 Achievement Award
- 2. Trees Florida 2000 Award
- 3. APA 2000 Current Topic Award for Growing Smart Initiatives and Applications

(under separate cover)

3. POSTPONEMENTS AND WITHDRAWALS

A. POSTPONEMENTS

- 1. **PDD99-077** Official Zoning Map Amendment to a Planned Development District (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of Arthur Leibovit/Helen Godfriend /Irving Denmark, by Land Design South, Agent. General Location: Approx. 375 feet east of SR 7/US 441 on the south side of Okeechobee Blvd. (**OKEECHOBEE/441 PUD**).

N/A

Size: 37.82 acres ± BCC District: 6

MOTION: To postpone until July 27, 2000. (Requested by petitioner at Zoning Commission).

- 2. **DOA 98-013(A)** Development Order Amendment (DOA) to allow a daycare, general (requested use) petition of Southern Development Svcs. Inc, by Robert Bentz, Agent. General Location: SW corner of Military Trail and Lantana Rd. (**MILITARY & LANTANA MUPD**).

N/A

Size: 8.11 acres ± BCC District: 3

MOTION: To postpone until July 27, 2000. (Requested by petitioner at Zoning Commission).

- 3. **Z2000-006** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to General Commercial (CG) petition of Thomas Hahn, by Robert Basehart, Agent. General Location: Approx. 1 mile west of Military Trail on the south side of W. Atlantic Ave. (**HAHN PROPERTY**).

Page 1

Size: 2.3 acres ± BCC District: 5

MOTION: None. (Postponement by right 30 days until July 27, 2000. Requested by petitioner at Zoning Commission)

- 4. **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 64th Drive North and Donald Ross Rd. (**P.B. COUNTRY ESTATES PRE-SCHOOL**).

Page 2

Size: 2.25 acres ± BCC District: 1

MOTION: None. (Postponement by right 60 days until August 24, 2000. Requested by petitioner at Zoning Commission)

- 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**).

Page 3

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

MOTION: To postpone until September 28, 2000. (Requested by petitioner. Staff has no objection)

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**).

Pages 4-5

Size: 0.22 acres ±

BCC District: 1

MOTION: Staff request to postpone until September 28, 2000.

B. WITHDRAWALS

7. **PDD99-074** Official Zoning Map Amendment to a Planned Development District (PDD) from Light Industrial (IL) to Multiple Use Planned Development (MUPD) with Arena, Auditorium or Stadium; Entertainment, Outdoor; Equestrian Arena, Commercial; Water and Wastewater Treatment Facility (requested uses) petition of John Janero and Nancy Thornton, by Kieran J. Kilday, Agent. General Location: Approx. 0.7 miles north of Beeline Hwy. on the east side of Seminole Pratt Whitney Rd. (**PALM BEACH SPEEDWORLD**).

Page 6

Size: 79.9 acres ±

BCC District: 1

MOTION: None. (Withdrawn by applicant)

- END OF POSTPONEMENTS AND WITHDRAWALS -

4. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS - CONSENT

- 8. **PDD**
99-018(A) Official Zoning Map Amendment to a Planned Development District (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of Town & Country Builders, by H. P. Tompkins, Agent. General Location: Approx. 0.2 mile west of Military Trail on the north side of Hypoluxo Rd. (**LANTERN KEY PUD**).

Pages 7-29

Size: 37.45 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (4-0).

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

- 9. **DOA**
96-081(A) Development Order Amendment (DOA) to reconfigure master plan and re-designate housing type petition of AN-SCA Homes, by Joe Lelonek, Agent. General Location: NE, SE and SW corners of Hypoluxo Rd. and Lyons Rd. (**VILLAGES OF WINDSOR**).

Pages 30-64

Size: 577.46 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (5-0).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to reconfigure master plan and re-designate housing type.

C. ZONING PETITIONS - CONSENT

- 10. **EAC**
99-041(A) Resolution approving a Development Order Amendment/Expedited Application Consideration (EAC) to modify/delete conditions of approval in R-2000-0118 petition of Home Development Corp. of South Florida, by H.P. Tompkins, Jr., Agent. General Location: SW corner West Atlantic Ave. and Markland Lane (**ENCLAVE SHOPPES**).

Pages 65-82

Size: 2.0 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/Expedited Application Consideration (EAC) to modify/delete conditions of approval in R-2000-0118.

11. **EAC**
76-165(B) Resolution approving a Development Order Amendment/Expedited Application Consideration (EAC) to modify/delete conditions in Resolution R-95-0862 petition of Marina Clinton Associates, Ltd., by Ronald Kollins, Agent. General Location: Approximately 0.5 mile east of Congress Ave., on South side of Lantana Rd., across from Lantana Airport (**OLYMPUS VILLAGE PUD**).

Pages 83-98

Size: 16.23 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

MOTION: To adopt a resolution approving the request for a Development Order Amendment/Expedited Application Consideration (EAC) to modify/delete conditions in Resolution R-95-0862.

12. **PDD**
77-021(E) Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with an existing arena or stadium (requested use) petition of Royal Palm Polo, by Robert Bentz, Agent. General Location: NE corner of Jog Rd. and Old Clint Moore Rd. (**ROYAL PALM POLO**).

Pages 99-116

Size: 121.85 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (5-0).

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 an existing arena or stadium.

D. STATUS REPORTS - CONSENT

13. **SR**
80-125A.3 Status Report for Resolution R-93-559 (Petition 80-125A), the petition of Janice L. Unwin and Clifford G. Ruff, Jr. Property owner: Janice Unwin. General Location: W. side of North Elizabeth Ave. Current zoning: Residential Transitional (**UNWIN PROPERTY**).

Pages 117-119

Size: 4.5 acres ±

BCC District: 1

MOTION: To approve a time extension until April 29, 2002, for Resolution R-93-559.

14. **SR 84-173B** Status Report for Resolutions R-90-1437, R-90-1438, R-92-1102 and R-92-1103 (Petitions 84-173A and 84-173B), the petitions of Scott P. and Carol J. Lewis. Property owner: Medina, LLC. General Location: south side of Westgate Ave., bound on the south by Nokomis Ave., approx. 0.1 mile east of Tallahassee Dr. Current zoning: CG-General Commercial with a Special Exception for a Planned Commercial Development including vehicle sales and rental service, an auto service station (with major repairs) (**WESTWARD AUTO SERVICE PCD**).

Pages 120-123

Size: 1.2 acres ±

BCC District: 2

MOTION: To approve a time extension until April 23, 2002, for Resolutions R-90-1437, R-90-1438, R-92-1102 and R-92-1103.

15. **SR 86-13.6** Status Report for Resolutions R-86-573-26 and R-86-573-27 (Petition 86-13), the petition of Forrest C. Mobley, TR. Property owner: Forrest C. Mobley, TR. General Location: south side of Gun Club Rd., approx. 200 feet west of Military Trail. Current zoning: CS-Specialized Commercial with a Special Exception to allow a Planned Office Business Park (**BELFER OFFICE PARK**).

Pages 124-127

Size: 6.9 acres ±

BCC District: 2

MOTION: To approve a time extension until April 22, 2002, for Resolutions R-86-573-26 and R-86-573-27.

16. **SR 88-39A** Status Report for Resolution R-93-549 (Petition 88-39A), the petition of ACLF of Lantana, Inc. Property owner: ACLF of Lantana Inc. General Location: N. side of Lantana Rd., approx. 1/4 of a mile W. of Military Trail. Current zoning: RS-Single Family Residential with a Development Order Amendment to amend a Congregate Living Facility, Type III to include Voluntary Density Bonus (twenty-one units) (**LANTANA PALMS**).

Pages 128-131

Size: 10.4 acres ±

BCC District: 3

MOTION: To approve a time extension until April 29, 2002, for Resolution R-93-549.

17. **SR 93-19.2** Status Report for Resolution R-93-1025 (Petition 93-19), the petition of Serge Jerome. Property owner: Lake Worth Haitian Church of God. General Location: S. side of Melaleuca Lane, approx. one block W. of Congress Ave. Current zoning: RM-Multiple Family Residential (Medium Density) with a Class A Conditional Use allowing a church or place of worship with accessory day care (30) children (**HAITIAN CHURCH OF GOD**).

Pages 132-135

Size: 1.49 acres ±

BCC District: 3

MOTION: To approve a time extension until May 12, 2002, for Resolution R-93-1025.

18. **SR 93-27.4** Status Report for Resolutions R-94-499 and 94-500 (Petition 93-27), the petition of Jeffrey M. Rosenberg, Jr. Property owner: Mount Nebo of the Palm Beaches, Inc. General Location: N.E. corner of Dillman Rd. and State Road 7. Current zoning: RT-Residential Transitional with a Class A Conditional Use allowing a cemetery (**MT. NEBO CEMETERY**).

Pages 136-139

Size: 37.3 acres ±

BCC District: 6

MOTION: To approve a time extension until April 28, 2001, for Resolutions R-94-499 and R-94-500, and to comply with condition number E.1. of Resolution R-94-500.

19. **SR 95-14.2** Status Report for Resolution R-95-716 (Petition 95-14), the petition of Mary Mother of Light Maronite Catholic Church. Property owner: Eparchy of St. Maron of Brooklyn. General Location: approx. 600 feet N. of Forest Hill Blvd. at the northern terminus of Lone Pine Way. Current zoning: RM-Multiple Family Residential (Medium Density) with a Class A Conditional Use to allow a church or place of worship (**MARY MOTHER OF LIGHT PARISH HALL**).

Pages 140-142

Size: 4.7 acres ±

BCC District: 2

MOTION: To approve a time extension until May 25, 2002, for Resolution R-95-716.

20. **CR 83-153 C/K12** Status Report for Resolution R-2000-0263 (Petition 83-153C), the petition of Corona Land Development, Inc. and Victoria Woods Joint Venture. Property owner: Victoria Woods Joint Venture. General Location: south side of Summit Blvd., approximately ½ mile east of Jog Rd. Current zoning: Planned Unit Development (Victoria Woods) with a Development Order Amendment (DOA) to reconfigure master plan and redesignate housing classifications (**VICTORIA WOODS**).

Pages 143-157

Size: 48 (unplatted) acres ±
164.6(total) acres ±

BCC District: 6

MOTION: To direct staff of the Code Enforcement Division to continue with the enforcement of the "a" part of condition number K.12. of Resolution R-2000-0263, and to enforce compliance with any additional code or condition of approval violations that may be identified.

E. ADMINISTRATIVE INQUIRY - PREM

21. **AI-00-06** Civic Site Cash-out for Ciba Geigy PUD - (Petition 97-078)

Pages 158-160

F. CORRECTIVE RESOLUTION

22. **PDD 99-075** Corrective Resolution: To correct Condition K.2 (date) of Resolution R-2000-0574. (**GOLDEN LAKES CLF (PUD)**)

Pages 161-162

BCC District: 2

MOTION: To adopt a resolution to correct Condition K.2 of Resolution R-2000-0574.

G. RELEASE OF UNITY OF TITLE

23. J-G Equities, L.L.C.

Pages 163-171

24. Jupiter Medical Center, Inc.

Pages 172-177

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. SMALL SCALE LAND USE AMENDMENT

25. 00-SCA

78 COM 1 Laura K. Mount, by Robert E. Basehart, Basehart Consulting, Inc. Small Scale Land Use Amendment (SCA): Amend land use from Industrial (IND) to Commercial High (CH) with a condition limiting the site to a maximum of 36,500 square feet of floor area. General Location: northwest corner of Lake Worth Road and Engle Road. **(SAFE & SECURE 2)**

Pages 178-202

Size: 3.8 acres ±

BCC District: 3

Staff Recommendation: Approval of the requested future land use change from IND to CH with a condition limiting the site to a maximum of 36,500 square feet of floor area.

LPA Recommendation: Approval of the requested future land use change from IND to CH with a condition limiting the site to a maximum of 36,500 square feet of floor area (12-0 vote).

MOTION: To approve the request for a future land use change from IND to CH with a condition limiting the site to a maximum of 36,500 square feet of floor area.

C. PREVIOUSLY POSTPONED ZONING PETITION

26. W/DOA

96-118(A) Waivers (W) for setbacks from N/S/E/W property lines petition of Scripps Howard Broadcasting Co. and Development Order Amendment (DOA) to replace existing 1,031 foot tower with a 1,331 foot tower by Kilday & Associates, Agent. General Location: Approx. 0.25 mile west of SR 7/US 441 on the south side of Lantana Road **(WPTV TOWER)**.

Pages 203-231

Size: 40.29 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: DOA: Approved as advertised, (5-0).

MOTION: To adopt a resolution approving the request for Waivers (W) for setbacks from N/S/E/W property lines.

MOTION: To adopt a resolution for a Development Order Amendment (DOA) to replace existing 1,031 foot tower with a 1,331 foot tower.

D. ZONING PETITIONS

27. PDD/TDR
97-121

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) and Residential Estate (RE) to Residential Planned Unit Development (PUD) and a Resolution approving Transfer of Development Rights (TDR) for 66 units and designate PDD97-121 as the receiving area petitions of Palm AFC Holdings, by William Boose, Agent. General Location: Approx. 850 feet south of Southern Blvd. on the west side of Benoist Farms Rd. (**DIAMOND "C" RANCH PUD**).

Pages 232-260

Size: 267.04 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: PDD: AR & RE to PUD -
Approved as amended, (5-0)
TDR: 66 units and designate
PDD97-121 as receiving area -
Approved as amended, (3-2)

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

MOTION: To adopt a resolution approving the request for a Transfer of Development Rights (TDR) for 66 units and designate PDD97-121 as the receiving area.

6. DIRECTOR COMMENTS.

- A. ZONING DIRECTOR.
- B. PLANNING DIRECTOR.
- C. COUNTY ENGINEER.

7. COMMISSION COMMENTS.

8. ADJOURNMENT.