



BOARD OF COUNTY COMMISSIONERS AGENDA

May 25, 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. POSTPONEMENTS AND WITHDRAWALS (Pages 2-3)

3. CONSENT AGENDA (Pages 4-7)

- " Staff
- " Board
- " Public

4. REGULAR AGENDA (Page 8)

5. DIRECTOR COMMENTS (Page 8)

6. COMMISSIONER COMMENTS (Page 8)

7. ADJOURNMENT (Page 8)

AGENDA

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

THURSDAY, MAY 25, 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 May 25, 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. 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 June 29, 2000. (Postponed by 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 June 29, 2000. (Postponed by Zoning Commission)

3. **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**).

N/A

Size: 37.45 acres ±

BCC District: 3

MOTION: To postpone until June 29, 2000. (Postponed by Zoning Commission)

4. **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 1

Size: 4.12 acres ± (affected)
218.52 acres ± (overall)

BCC District: 2

MOTION: To postpone until June 29, 2000. (Requested by petitioner. Staff has no objection).

5. **DOA 96-105(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 Blvd. (**ATLANTIC CENTER MUPD**).

N/A

Size: 9.16 acres ±

BCC District: 5

MOTION: To postpone until July 27, 2000. (Requested by petitioner. Staff has no objection).

B. WITHDRAWALS

- END OF POSTPONEMENTS AND WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITION - CONSENT

6. 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 2-36

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

7. EAC

97-027(B) Development Order Amendment/Expedited Application Consideration (EAC) to modify/delete conditions in Resolutions R-99-0107 and R-99-521 petition of Concorde Investments, Inc., by Robert Basehart, Agent. (General Location: NE corner of Hypoluxo Rd. and Congress Ave. (**ECKERD DRUGS**)).

Pages 37-60

Size: 2.06 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 Resolutions R-99-0107 and R-99-521.

8. W

96-118(A) Waivers (W) for setbacks from N/S/E/W property lines petition of Scripps Howard Broadcasting Co., 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 61-82

Size: 40.29 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

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

- 9. **Z/CA
2000-005** Official Zoning Map Amendment (Z) from Neighborhood Commercial (CN) and Residential Medium Density (RM) to General Commercial (CG) and a Class A Conditional Use (CA) to allow an office/warehouse petition of Congress Venture Two, Inc., by Kilday & Associates, Inc., Agent. General Location: Approx. 0.5 mile north of Belvedere Rd. on the east side of Congress Ave. (**CONGRESS BUSINESS PARK**).

Pages 83-98

Size: 2.28 acres ±

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 (Z) from Neighborhood Commercial (CN) and Residential Medium Density (RM) to General Commercial (CG).

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

- 10. **DOA
95-116(C)** Development Order Amendment (DOA) to reconfigure master plan petition of Levitt-ANSCA Towne Park Partnership, by Land Design South, Agent. General Location: SE corner of Lantana Rd. and SR7/US441 (**TOWNE PARK PUD**).

Pages 99-137

Size: 553.86 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 reconfigure master plan.

D. RECEIVE AND FILE ZONING COMMISSION RESOLUTION

- 11. **CB
81-095(B)** Resolution for Atlantic Coast Tower (**FOREST HILL CENTER**)

Pages 138-145

MOTION: To receive and file Zoning Resolution ZR-2000-010.

E. STATUS REPORTS - CONSENT

- 12. **SR
73-216A.6** Status Report for Resolutions R-90-57 and R-90-58 (Petition 73-216A), the petition of Palm Beach Baptist Temple, Inc. Property owner: Palm Beach Baptist Temple, Inc. General Location: W. side of Military Trail, approx. 0.8 of a mile N. of Hypoluxo Rd. Current zoning: RS-Single Family Residential with a Special Exception to amend the site plan for a church and accessory facilities to 1) increase the square footage for the church and accessory buildings and structures; and 2) permit an education institution (maximum 60, K-12 students-petition 73-216) (**PALM**)

BEACH BAPTIST TEMPLE).

Pages 146-148
 Size: 7.5 acres ± BCC District: 3
MOTION: To approve a time extension until March 25, 2001, for Resolutions R-90-57 and R-90-58.

13. **SR 84-163A.3** Status Report for Resolution R-94-358 (Petition 84-163A), the petition of Arcadia Properties. Property owner: Arcadia Properties, Inc. General Location: W. side of Military Trail approximately 2 miles N. of West Atlantic Ave., south of Steiner Rd. Current zoning: CC-Community Commercial with a Conditional Overlay Zone (COZ) (**ARCADIA PROPERTIES**).

Pages 149-152
 Size: 4.04 acres ± BCC District: 5
MOTION: To approve a time extension until March 24, 2001, for Resolution R-94-358.

14. **SR 94-13.2** Status Report for Resolution R-95-435 (Petition 94-13), the petition of Chimu, Inc. Property owner: Chimu, Inc. General Location: N. side of Hypoluxo Rd., approximately 0.25 mile W. of Military Trail. Current zoning: Multiple Use Planned Development District (MUPD) including a Requested Use (R) for a fast food restaurant (**CHIMU SHOPPING CENTER**).

Pages 153-155
 Size: 8.55 acres ± BCC District: 3
MOTION: To approve a time extension until March 30, 2001, for Resolution R-95-435.

15. **SR 94-80** Status Report for Resolutions R-95-273 and R-95-274 (Petition 94-80), the petition of Royal Palm Presbyterian Church. Property owner: Royal Palm Presbyterian Church, Inc. General Location: S. side of Hypoluxo Rd. E. of Jog Rd. Current zoning: Residential Transitional Urban with a Class A Conditional Use allowing a church or place of worship (**ROYAL PALM PRESBYTERIAN CHURCH**).

Pages 156-159
 Size: 4.65 acres ± BCC District: 3
MOTION: To approve a time extension until March 23, 2002, for Resolutions R-95-273 and R-95-274.

16. **SR 94-98.2** Status Report for Resolution R-95-1124 (Petition 94-98), the petition of Francalby Corporation, Inc. Property owner: Francalby Corp., Inc. General Location: NE corner of Hypoluxo Rd. and High Ridge Rd. Current zoning: Community Commercial (**HYPOLUXO CENTER**).

Pages 160-162
 Size: 2.7 acres ± BCC District: 3
MOTION: To approve a time extension until February 24, 2001, for Resolution R-95-1124.

17. **SR 95-64** Status Report for Resolution R-96-1967 (Petition 95-64), the petition of Cornerstone Group. Property owner: Coral Lakes Apartments, Inc. General Location: approx. 350 ft. N. of 6th

Pages 163-165 Avenue South on the W. side of Congress Ave. Current zoning: Planned Unit Development (**CORAL LAKES APTS.**). BCC District: 3
 Size: 17.85 acres ±

MOTION: To approve a time extension until July 6, 2000, for Resolution R-96-1967.

18. **SR 95-103** Status Report for Resolution R-96-386 (Petition 95-103), the petition of Emmett E. & Beatrice O. Stegall. Property owner: Emmette and Beatrice O. Stegall. General Location: S. side of Belvedere Rd. approximately 0.2 mile W. of Skees Rd. Current zoning: Light Industrial (**CONCRAFT, INC. FACILITY**).

Pages 166-168 Size: 1.8 acres ± BCC District: 6

MOTION: To approve a time extension until March 28, 2002, for Resolution R-96-386.

19. **SR 95-113** Status Report for Resolution R-96-382 (Petition 95-113), the petition of Tidal Wave Investment Corp. Property owner: Tidal Wave Inv. Corp., Inc. General Location: E. side of Tall Pines Rd., approximately 0.1 mile N. of Wallis Rd. Current zoning: Light Industrial (**ACKERMAN/CROSBY REZONING**).

Pages 169-172 Size: 1.0 acre ± BCC District: 6

MOTION: To approve a time extension until March 28, 2001, for Resolution R-96-382.

20. **SR 96-119** Status Report for Resolution R-97-371 (Petition 96-119), the petition of William Scheurich and Anna R. Current, TR and Mary Oak Vestrem. Property owner: William V. Scheurich, Anna R. Current, TR., Keith D. Knespler. General Location: west side of A1A, approximately 0.25 mile S. of US 1. Current zoning: CN-Neighborhood Commercial with a Class A Conditional Use (CA) for a nursing/convalescent facility (22 beds) (**REST & RECOVERY CENTER**).

Pages 173-175 Size: 1.6 acres ± BCC District: 1

MOTION: To approve a time extension until March 27, 2002, for Resolution R-97-371.

F. ABANDONMENT RESOLUTIONS

21. **ABD 89-107** Abandonment Resolution: To abandon the Special Exception granted by Resolution R-90-579 to allow asphalt and concrete mixing and product manufacturing. (**COMMUNITY ASPHALT**)

Page 176 BCC District: 6

MOTION: To adopt a resolution approving the abandonment of the Special Exception granted by Resolution R-90-579.

22. **ABD 78-200** Abandonment Resolution: To abandon the Special Exception granted by Resolution R-78-1265 to allow the Salvation Army Lodge facility, including administrative offices with storage and thrift store sales. (**WESTGATE SALVATION ARMY**)

MOTION: To adopt a resolution approving the abandonment of the Special Exception granted by Resolution R-78-1265.

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. ZONING PETITIONS

- 23. **PDD99-061** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of JG Equities /TPR Assoc. Ltd./Michael's Nursery & Farms Inc./Joseph and Juanita Steiner, by Robert Bentz, Agent. General Location: SW corner Military Trail and Pipers Glen Blvd. (**LEIDER PUD**).

Size: 98.9 acres ±

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 Residential (AR) to Planned Unit Development (PUD).

**24. Z/CA
2000-001**

Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Single Family (RS) and a Class A Conditional Use (CA) to allow zero lot line homes petition of John Hawley Tr., by James Drotos, Agent. General Location: Approx. 0.5 mile south of Gateway Blvd. on the west side of Lawrence Rd. (**SUNSET LAKES**).

Size: 17.5 acres ±

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, Z: AR to RS - (6-0), CA: Zero Lot Line Homes (4-2).

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 zero lot line homes.

5. DIRECTOR COMMENTS.

A. ZONING DIRECTOR.

25. Managed Growth Tier System (MGTS) Code Rewrite Project Update
(under separate cover)

B. PLANNING DIRECTOR.

C. COUNTY ENGINEER.

6. COMMISSION COMMENTS.

7. ADJOURNMENT.