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

**November 30, 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 5-13)**

- " Staff
- " Board
- " Public

**4. REGULAR AGENDA (Pages 14-15)**

**5. DIRECTOR COMMENTS (Page 15)**

**6. COMMISSIONER COMMENTS (Page 15)**

**7. ADJOURNMENT (Page 15)**

# AGENDA

## PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

THURSDAY, NOVEMBER 30, 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 November 30, 2000 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. **PDD00-011** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a self-service storage facility (requested use) petition of Paul & Marjorie Meloche, by Land Design South, Agent. General Location: Approx. 3,500 feet west of Military Trail on the north side of Lantana Rd. (**ABLE'S SELF-SERVICE STORAGE FACILITY**).

N/A

Size: 8.05 acres ±

BCC District: 3

MOTION: To administratively postpone 30 days until January 4, 2001. (Requested by staff.)

2. **Z/DOA  
96-062(B)** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Single Family (RS) and a Development Order Amendment (DOA) to add land area; add students; reconfigure site plan and modify/delete conditions of approval in Resolution R-97-1569 petition of American Heritage School of Boca Delray, Inc. and William R. Laurie, by Kieran J. Kilday, Agent. General Location: Approx. 1,300 feet east of Jog Rd. on the south side of Linton Blvd. (**AMERICAN HERITAGE SCHOOL**).

Page 1

Size: 6.59 acres ± (affected)  
40.31 ± (overall)

BCC District: 5

MOTION: To postpone 30 days until January 4, 2001. ( Requested by petitioner. Staff has no objection.)

3. **CA  
89-095(A)** Class A Conditional Use (CA) to allow a daycare, general petition of L&G Enterprises, Inc. and Gabor J. Mertl, by Gabor J. Mertl, Agent. General Location: SW corner of Haverhill Rd. and Horseshoe Circle North (**HAVERHILL DAYCARE**).

N/A

Size: 1.99 acres ±

BCC District: 2

MOTION: To postpone 30 days until January 4, 2001. (Postponed by Zoning Commission.)

4. **PDD00-039** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Unit Development (MUPD) with financial institution and fast food restaurant (requested uses) petition of Halverson Development by Kieran Kilday, Agent. General Location: NE corner of Lyons Rd. and Hypoluxo Rd. (**TOWN COMMONS MUPD 1**).

Page 2

Size: 19.5 acres ±

BCC District: 3

MOTION: To postpone 60 days until January 25, 2001. (Requested by petitioner. Staff has no objection.)

5. **Z/CA  
98-073(2)** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Light Industrial (IL) and Class A Conditional Use (CA) to allow truck rental petition of Herbert & Karl Kahlert, by Kilday & Assoc., Agent. General Location: SW corner of Hagen Ranch Rd. and Boynton Beach Blvd. (**KAHLERT SSSF**).

Page 3

Size: 4.85 acres ±

BCC District: 5

MOTION: None. (Postponement by right to January 25, 2001. Petitioner requested 60 days.)

**B. WITHDRAWALS**

6. **DOA  
86-017(A)** Development Order Amendment (DOA) to reconfigure site plan and add pumps petition of Southland Corp. by Claudia Gill, Agent. General Location: SE corner of Summit Blvd. and Congress Ave. (**7ELEVEN #26779**).

Page 4

Size: 0.88 acres ±

BCC District: 2

MOTION: None. (Withdrawn by petitioner.)

**- END OF POSTPONEMENTS AND WITHDRAWALS -**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. REMAND

7. **PDD/TDR  
00-052**

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) and a Transfer of Development Rights (TDR) for 327 units and designate PDD00-052 as the receiving area petition of GL Homes of Florida II Corp. by Kilday & Associates, Agent. General Location: Approx. 2 miles south of Lantana Rd. on the east side of SR 7/US 441 and west side of the Florida Turnpike (**VALENCIA IV PUD**).

Page 5

Size: 454.08 acres ±

BCC District: 3

MOTION: To remand back to November 20, 2000 DRC.

C. ZONING PETITIONS - CONSENT

8. **Z00-067**

Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Residential Transitional Suburban (RTS) petition of Robert Gomez, by Don Hearing, Agent. General Location: NE corner of Donald Ross Rd. and Paradise Point Rd. (**PARADISE POINT ESTATES**).

Pages 6-15

Size: 4.23 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to voluntary commitments.

Zoning Commission Recommendation: Approved as advertised, (6-0).

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

9. **DOA  
98-089(A)**

Development Order Amendment (DOA) to delete land area and modify/delete conditions petition of CHS Properties by Land Design South, Agent. General Location: SE corner of Southern Blvd. and Congress Ave. (**CHS PROPERTIES MUPD**).

Pages 16-40

Size: 11.96 acres ± (deleted)  
39.51 acres ± (remaining)

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To approve the request for a Development Order Amendment (DOA) to delete land area and modify/delete conditions on first hearing and convene the second public hearing on January 4, 2001.

10. **Z00-056** Official Zoning Map Amendment (Z) from Multiple Use Planned Development (MUPD) to Public Ownership (PO) petition of PBC Department of Airports by Land Design South, Agent. General Location: SE corner of Southern Blvd. and Congress Ave. (**URS GREINER/PBC REZONING**).

Pages 41-52

Size: 12.31 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to voluntary commitments.

Zoning Commission Recommendation: Approved as advertised, (6-0).

MOTION: To approve the request for an Official Zoning Map Amendment (Z) from Multiple Use Planned Development (MUPD) to Public Ownership (PO) on first hearing and convene the second public hearing on January 4, 2001.

11. **CA00-050** Class A Conditional Use (CA) to allow a private school petition of Michael Christian by Robert Basehart, Agent. General Location: Approx. 500 feet west of Grapeview Blvd. on the north side of Northlake Blvd. (**HANDS ON LEARNING CENTER**).

Pages 53-73

Size: 2.77 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, (6-0).

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

12. **DOA 84-152(H)** Development Order Amendment (DOA) to add square footage and modify/delete conditions petition of Boca Synagogue Inc, by Land Design South, Agent. General Location: Approx. 1200 feet south of Palmetto Park Rd. on the interior west side of Montoya Circle (**BOCA SYNAGOGUE**).

Pages 74-90

Size: 4.65 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add square footage and modify/delete conditions.

- 13. **DOA 74-126(D)** Development Order Amendment (DOA) to add access point, add building square footage, reconfigure master plan and modify conditions of approval petition of AMPROP Development Corp., by Kilday & Associates, Inc., Agent. General Location: NW corner of Gun Club Rd. and Military Trail (**GUN CLUB CENTER**).

Pages 91-118

Size: 5.91 acres ± (affected) BCC District: 2  
 18.50 acres ± (overall)

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 add access point, add square footage, reconfigure master plan and modify conditions of approval.

- 14. **DOA 85-089(A)** Development Order Amendment (DOA) to re-designate land use from residential to civic, to allow a school, secondary or elementary (requested use) and add an access point petition of Lakeview Investment Partnership, by Joseph Verdone, Agent. General Location: Approx. 1,200 feet south of Okeechobee Blvd. on the west side of Benoist Farms Rd. (**LAKE CRYSTAL SCHOOL**).

Pages 119-134

Size: 19.33 acres ± BCC District: 2

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 redesignate land use from residential to civic, to allow a school, secondary or elementary and add an access point.

**D. STATUS REPORTS - CONSENT**

- 15. **SR 85-115** Status Report for Resolutions R-86-111 and R-86-112 (Petition 85-115), the petition of John E. Corbally, James Furman and David M. Murdoch. Property owner: Communities Finance Co. General Location: west side of Haverhill Rd., approx. 0.3 of a mile south of Dyer Blvd. (68th Road North). Current zoning: RM-Multiple Family Residential (Medium Density) with a Special Exception for a Planned Residential Development (**HAVERHILL ROAD CONDO**).

Pages 135-139

Size: 33.35 acres± BCC District: 2

MOTION: To adopt a resolution to amend conditions of approval (number of dwelling units and ULDC requirements) in Resolution R-86-112, and approve a time extension until July 14, 2002, to commence development.

16. **SR 94-80.2** Status Report for Resolutions R-2000-1224 and R-95-274 (Petitions 94-80 and 94-80A), the petition of Royal Palm Presbyterian Church. Property owner: Royal Palm Presbyterian Church, Inc. General Location: south side of Hypoluxo Rd., approx. 0.1 mile east of Jog Rd. Current zoning: Residential Transitional (RT) with a Class A Conditional Use allowing a church or place of worship (**ROYAL PALM PRESBYTERIAN CHURCH**).

Pages 140-143

Size: 4.65 acres ±

BCC District: 3

MOTION: To approve a time extension until March 23, 2002, for Resolutions R-2000-1224 and R-95-274.

17. **SR 76-164B** Status report for Resolution R-97-1290 (Petition 76-164B) the petition of Kenneth H. Ehlers, P.E.. Property owner: Discount Auto Parts, Inc. General Location: NE corner of Military Trail and Boatman St. Current zoning: CG-General Commercial with a Development Order Amendment to add building square footage (+1344 s.f.) for a general repair and maintenance use (Quick Lube facility) (**DISCOUNT AUTO PARTS**).

Pages 144-147

Size: 1.06 acres ±

BCC District: 3

MOTION: To adopt a resolution to revoke Resolution R-97-1290, the development order amendment which added building square footage (+1344 s.f.) for a general repair and maintenance use (Quick Lube facility).

18. **SR 80-103H.2** Status Report for Resolution R-96-813 (Petition 80-103H), the petition of Four Florida Shopping Center. Property owner: Southport Mortgage. General Location: east side of SR7/US441 approx. 0.10 mile south of Sandalfoot Blvd./SW 14th Street. Current zoning: CG-General Commercial with a Development Order Amendment to add square footage (13,000) and allow a fast food restaurant (requested use) within a Planned Commercial Development (**SANDALFOOT PLAZA**).

Pages 148-151

Size: 1.32 acres ±

BCC District: 5

MOTION: To approve a time extension until June 24, 2001, for Resolution R-96-813.

19. **SR 89-38.6** Status Report for Resolution R-89-1648 (Petition 89-38), the petition of New Christian Life Church, Inc. Property owner: New Christian Life Church Inc. General Location: NE corner of Lawrence Rd. and Old Boynton Rd. Current zoning: RS-Single Family Residential with a Special Exception to permit a church and accessory buildings and structures (**NEW CHRISTIAN LIFE CHURCH**).

Pages 152-155

Size: 2.2 acres ±

BCC District: 3

MOTION: To approve a time extension until September 12, 2002, for Resolution R-89-1648.



20. **SR 89-106.3** Status Report for Resolutions R-90-587 and R-90-588 (Petition 89-106), the petition of Floyd A. Schlossberg. Property owner: Floyd A. Schlossberg. General Location: north side of Forest Hill Blvd., approx. 110 feet west of Davis Rd. Current zoning: CG-General Commercial with a Special Exception to permit a Planned Commercial Development (**NORTHWOODS PCD**).

Pages 156-159

Size: 3.4 acres ±

BCC District: 2

MOTION: To 1) approve a time extension until August 21, 2002, for phase 2 of Resolutions R-90-587 and R-90-588; 2) direct the Code Enforcement Division to cite the property owner for failure to comply with condition number 13 of Resolution R-90-588; and 3) adopt a resolution approving a development order amendment to amend conditions of approval (square feet).

21. **SR 93-30.3** Status Report for Resolution R-93-1200 (Petition 93-30), the petition of Jim & Elsie Higgins. Property owner: Lori Podray. General Location: south side of Melaleuca Lane, approx. 0.8 of a mile east of Jog Rd. Current zoning: RT-Residential Transitional (**HIGGENS SUBDIVISION**).

Pages 160-162

Size: 4.7 acres ±

BCC District: 3

MOTION: To approve a time extension until September 23, 2002, for Resolution R-93-1200.

22. **SR 94-65A.3** Status Report for Resolution R-99-530 (Petition CA94-65A), the petition of Esoil Corp. Property owner: Elwill Assoc., Inc. General Location: SE corner of the intersection of Gun Club Rd. and Military Trail. Current zoning: Commercial General with a Class A Conditional Use to allow a convenience store with gas sales (4 pumps) (**GUN CLUB EXXON**).

Pages 163-166

Size: 1.43 acres ±

BCC District: 2

MOTION: To approve a time extension until July 6, 2002, for Resolution R-99-530.

23. **SR 95-46.2** Status Report for Resolution R-95-1321.4 (Petition 95-46), the petition of Gary Rosekowski. Property owner: Ray E. VanTine. General Location: approx. 0.5 mile west of Congress Ave. on the north side of 6th Avenue South/Melaleuca Lane. Current zoning: RM-Multiple Family Residential (Medium Density) with a Voluntary Density Bonus (VDB) - 17 units (**VAN TINE PLACE**).

Pages 167-170

Size: 4.3 acres ±

BCC District: 3

MOTION: To approve a time extension until September 28, 2002, for Resolution R-95-1321.4.

24. **SR  
95-64.2**

Status Report for Resolutions R-95-1480 (Petition 95-64), and R-96-1967 (Petition 95-64B) the petitions of Cornerstone Group, and J.D. Eastrich Properties 1, Ltd. Partnership. Property owner: Coral Lakes Apartments, Inc. General Location: west side of Congress Ave., approx. 350 ft. north of 6th Ave. South. Current zoning: Planned Unit Development (**CORAL LAKES APARTMENTS**).

Pages 171-174

Size: 17.85 acres ±

BCC District: 3

MOTION: To adopt a resolution to amend conditions of approval (TPS) in Resolution R-96-1967, and approve a time extension until July 6, 2001, to commence development.

25. **CR  
82-40B.  
E22B**

Status Report for Resolution R-99-1223 (Petition 82-40B), the petition of Melrose Park Joint Venture and Melrose Palm Beach Ltd. Property owner: Melrose Palm Beach Ltd. and Melrose Park Joint Venture, General Location: east of SR 7/US 441, west of the Florida Turnpike, approx. 1 mile south of Hypoluxo Rd. Current zoning: Residential Transitional/Special Exception n.k.a. Planned Unit Development with a Special Exception to allow Development Order Amendment to add units, redesignate housing classifications and reconfigure the preliminary development plan (**MELROSE PUD**).

Pages 175-177

Size: 612.24 acres ±

BCC District: 3

MOTION: To approve a time extension until December 1, 2000, for condition number E.22.B. Resolution R-99-1223.

**E. ABANDONMENT RESOLUTION**

26. **ABN  
86-130**

Abandonment Resolution: To abandon the Special Exception granted by Resolution R-87-446 to allow an adult congregate living facilities. (**PEARCE ACLF**)

Pages 178-179

BCC District: 7

MOTION: To adopt a resolution approving the abandonment of the Special Exception granted by Resolution R-87-446.

**F. TDR CONTRACT, ESCROW AGREEMENT AND DEED**

27. **PDD/DOA/TDR 97-084(B)** Execution of a Contract for Sale and Purchase of Development Rights and an Escrow Agreement. Request: Execute a contract between Palm Beach County and Stonybrook Apartments at Boynton Beach LLC, for the sale and purchase of 28 Transfer of Development Rights (TDR) units from the Palm Beach County TDR Bank at a purchase price of \$9,833.00 per unit as approved by the Palm Beach County Board of County Commissioners on September 28, 2000 by Resolution No. R-2000-1583. Request: Approve an escrow agreement between Palm Beach County, Stonybrook Apartments, and First Union Bank, (escrow agent) for the sale and purchase of 28 TDR units from the Palm Beach County TDR Bank at a purchase price of \$9,833.00 per unit, as approved by the Palm Beach County Board of County Commissioners on September 28, 2000. **(STONYBROOK PUD (aka SIESTA KEY PUD))**

Pages 180-188

MOTION: To approve a contract for the sale and purchase of 28 development rights at a purchase price of \$9,833.00 per unit for a total price of \$275,324.00.

MOTION: To approve an escrow agreement for 28 development rights at a purchase price of \$9,833.00 per unit for a total price of \$275,324.00.

28. **PDD/DOA/TDR 97-084(B)** Execute a deed conveying 28 Development Rights units to Stonybrook Apartments as authorized in Resolution No. R-2000-1583 which approved the purchase of 28 Development Rights from the County's TDR Bank at a cost of \$9,833.00 per unit and the designation of the Stonybrook PUD as a TDR Receiving Area for those units. **(STONYBROOK PUD (aka SIESTA KEY PUD))**

Pages 189-190

MOTION: To execute a deed conveying 28 Development Rights units to Stonybrook Apartments as authorized in Resolution No. R-2000-1583.

29. **DOA/TDR 95-116(D)** Execution of a Contract for Sale and Purchase of Development Rights and an Escrow Agreement. Request: Execute a contract between Palm Beach County and Levitt-Ansca Towne Park Partnership, Bellaggio by Levitt Homes, Inc., Bellaggio by Anasca, Inc., for the sale and purchase of 17 Transfer of Development Rights (TDR) units from the Palm Beach County TDR Bank at a purchase price of \$9,883.00 per unit as approved by the Palm Beach County Board of County Commissioners on October 26, 2000 by Resolution No. R-2000-1717. Request: Approve an escrow agreement between Palm Beach County, Levitt-Ansca Towne Park Partnership, Bellaggio by Levitt Homes, Inc., Bellaggio by Anasca, Inc., and Comerica Bank, Inc., (escrow agent) for the sale and purchase of 17 TDR units from the Palm Beach County TDR Bank at a purchase price of \$9,883.00 per unit, as approved by the Palm Beach County Board of County Commissioners on October 26, 2000. **(TOWNEPARK PUD)**

Pages 191-200

MOTION: To approve a contract for the sale and purchase of 17 development rights at a purchase price of \$9,883.00 per unit for a total price of \$168,011.00.

MOTION: To approve an escrow agreement for 17 development rights at a purchase price of \$9,883.00 per unit for a total price of \$168,011.00.

30. **DOA/TDR 95-116(D)** Execute a deed conveying 17 Development Rights units to Levitt-Ansca Towne Park Partnership, Bellaggio by Levitt Homes, Inc., Bellaggio by Ansca, Inc., as authorized in Resolution No. R-2000-1717 which approved the purchase of 17 Development Rights from the County's TDR Bank at a cost of \$9,883.00 per unit and the designation of the Townepark PUD as a TDR Receiving Area for those units. (**TOWNE PARK PUD**)

Pages 201-203

**MOTION:** To execute a deed conveying 17 Development Rights units to Levitt-Ansca Towne Park Partnership, Bellaggio by Levitt Homes, Inc., Bellaggio by Ansca, Inc., as authorized in Resolution No. R-2000-1717.

31. **DOA/TDR 80-153(H)** Execution of a Contract for Sale and Purchase of Development Rights and an Escrow Agreement. Request: Execute a contract between Palm Beach County and Palm Beach County Water Utilities Department, for the sale and purchase of 67 Transfer of Development Rights (TDR) units from the Palm Beach County TDR Bank at a purchase price for each TDR unit of \$9,883.00, \$5,000.00 per unit to be paid in cash, with the balance of payment to be in the form of "In Kind" development of the Green Cay Wetlands project by Palm Beach County Water Utilities Department as described in Exhibit 'B' for a total purchase price of \$335,000.00 as approved by the Palm Beach County Board of County Commissioners on September 28, 2000 by Resolution No. R-2000-1574. Request: Approve an escrow agreement between Palm Beach County, Palm Beach County Water Utilities and Palm Beach County Finance Department, (escrow agent) for the sale and purchase of 67 TDR units from the Palm Beach County TDR Bank at a purchase price for each TDR unit of \$9,883.00, \$5,000.00 per unit to be paid in cash, with the balance of payment to be in the form of "In Kind" development of the Green Cay Wetlands project by Palm Beach County Water Utilities Department as described in Exhibit 'B' for a total purchase price of \$335,000.00, as approved by the Palm Beach County Board of County Commissioners on September 28, 2000. (**ABERDEEN PUD**)

Pages 204-212

**MOTION:** To approve a contract for the sale and purchase of 67 development rights at a purchase price for each TDR unit of \$9,883.00, \$5,000.00 per unit to be paid in cash, with the balance of payment to be in the form of "In Kind" development of the Green Cay Wetlands project by Palm Beach County Water Utilities Department as described in Exhibit 'B' for a total purchase price of \$335,000.00.

**MOTION:** To approve an escrow agreement for 67 development rights at a purchase price for each TDR unit of \$9,883.00, \$5,000.00 per unit to be paid in cash, with the balance of payment to be in the form of "In Kind" development of the Green Cay Wetlands project by Palm Beach County Water Utilities Department as described in Exhibit 'B' for a total purchase price of \$335,000.00.

32. **DOA/TDR  
80-153(H)** Execute a deed conveying 67 Development Rights units to Palm Beach County Water Utilities as authorized in Resolution No. R-2000-1574 which approved the purchase of 67 Development Rights from the County's TDR Bank at a purchase price for each TDR unit of \$9,883.00, \$5,000.00 per unit to be paid in cash, with the balance of payment to be in the form of "In Kind" development of the Green Cay Wetlands project by Palm Beach County Water Utilities Department as described in Exhibit 'B' for a total purchase price of \$335,000.00 and the designation of the Aberdeen PUD as a TDR Receiving Area for those units. (**ABERDEEN PUD**)

Pages 213-214

**MOTION:** To execute a deed conveying 67 Development Rights units to Palm Beach County Water Utilities as authorized in Resolution No. R-2000-1574.

**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. RESOLUTION AMENDING QUASI-JUDICIAL PROCEDURES**

Pages 215-221

**B. ITEMS PULLED FROM CONSENT**

**C. TIME CERTAIN ITEM**

**11:00 A.M.**

**33. 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**).

(under separate cover)

Size: 0.22 acres ±

BCC District: 1

MOTION: To adopt a resolution upholding or overturning the decision of the Zoning Commission’s approval of a Development Order Amendment (DOA) to amend conditions of approval.

**D. PREVIOUSLY POSTPONED ZONING PETITION**

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

Pages 222-245

Size: 2.25 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, (6-1).

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

**E. ZONING PETITION**

- 35. **DOA 75-151(C)** Development Order Amendment (DOA) to allow a congregate living facility, type III and an adult daycare, general petition of LandCo Inc., by Land Design South, Agent. General Location: SE corner of Via Flora and Lake Ida Rd. (**DELRAY VILLAS CIVIC SITE**).

Pages 246-267

Size: 5.63 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 a Development Order Amendment (DOA) to allow a congregate living facility, type III and an adult daycare, general.

**5. DIRECTOR COMMENTS.**

**A. ZONING DIRECTOR.**

- 36. Permission to Advertise for Proposed Unified Land Development Code Amendments

(under separate cover)

- 37. One-Stop Development Permitting Website Preview/Release

N/A

**B. PLANNING DIRECTOR.**

- 38. Sector Plan Update - Denise Malone, Project Manager

N/A

**6. COMMISSION COMMENTS.**

**7. ADJOURNMENT.**