



**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA**

**June 29, 2009**

**AGENDA ITEM #  
PAGE #**

**APPLICATION/CHANGE**

**AMENDMENTS**

**5. (8-41) DOA-2009-0216 Pratt and Orange MUPD  
(Control 1998-023)**

Amend Engineering Condition 10 to read as follows:

- 10. a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit for the library.
- 10.b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for the library.

**8. (73-108) ZV/DOA-2009-0219 Broward Motorsports of Palm Beach  
(Control 1987-006)**

Addition of Building and Site Design conditions 5 and 6 to read as follows:

- 5. Building permits for the additional 2,533 square foot vehicular sales use shall be issued prior to June 29, 2012. Failure to comply with this condition shall result in the reallocation of the 64 daily trips for the increased building area of the vehicle sales use back to Westgate TCEA development pool. The reallocation shall be subject to Art. 2.E. (Monitoring) of the ULDC, as amended. (DATE:MONITORING-WCRA)
- 6. Prior to final approval of the DRO site plan, the applicant shall submit architectural elevations for review and approval by the WCRA. (DRO: ZONING-WCRA)

**9. (109-140) DOA-2008-1672 Star Ranch Excavation Expansion  
(Control 1978-099)**

Amend Landscaping Condition 2 to read as follows:

- 2. In addition to code requirements, landscaping along the south 3,140 feet of the east property line abutting State Road 25/US27 shall be upgraded to include:
  - e. The landscape buffer shall be installed within one year of commencement of excavation activity of the south phase. (BLDG PERMIT: LANDSCAPE - Zoning)

13.(179-185)

DOA-2009-0562  
(Control 2000-007)

Glades Square

Amend Engineering Condition 5 to read as follows:

5.a. Construction shall be completed prior to ~~June~~December 29, 2010.  
(DATE: MONITORING - Eng)



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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**MONDAY JUNE 29, 2009**

**9:30 A.M. 6<sup>TH</sup> FLOOR**

**JANE M. THOMPSON MEMORIAL CHAMBERS**

**CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication
- D. Swearing In
- E. Adoption of Agenda

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**DIRECTOR COMMENTS**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

Web address: [www.pbcgov.com/pzb/](http://www.pbcgov.com/pzb/)

*Disclaimer: Agenda subject to changes at or prior to the public hearing.*

**AGENDA  
PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**JUNE 29, 2009**

**CALL TO ORDER**

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication - Motion to receive and file
- D. Swearing In - County Attorney
- E. Motion to Adopt Agenda

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

1. **CA-2009-00210** Title: a Class A Conditional Use application of Henry Taylor by Jon E Schmidt & Associates, Agent. Request: to allow a Day Care, General.

General Location: South side of Northlake Boulevard, approximately 250' East of Hall Road. (**LaMensa Academy**) (Control 2007-00371)

Pages: 1 - 1

Project Manager: Ora Owensby

Size: 3.74 acres ±

BCC District: 6

Staff Recommendation: To postpone 30 days to Thursday, July 23, 2009

Zoning Commission Recommendation: Postpone: 7-0

**MOTION:** To postpone 30 days to Thursday, July 23, 2009

2. **DOA-2008-02226** Title: a Development Order Amendment application of Anasca Communities Llc by Anasca Communities LLC, Agent. Request: to reconfigure the master plan; modify Conditions of Approval (Architectural Review, Engineering, Landscape, Planning, Planned Unit Development); to increase number of dwelling units; to restart commencement clock and; to waive the affordability limitation restrictions.

General Location: Northwest corner of Atlantic Avenue and Hagen Ranch Road. (**Villaggio Isles PUD**) (Control 2004-00456)

Pages: 2 - 2

Project Manager: Anthony Wint

Size: 92.07 acres ±

BCC District: 5

Staff Recommendation: Staff recommends to postpone thirty (30) days to Thursday July 23, 2009.

Zoning Commission Recommendation: Postpone: 7-0

**MOTION:** To postpone thirty (30) days to Thursday July 23, 2009.

3. **CA-2009-00206** Title: a Class A Conditional Use application of Conference Florida by Cotleur & Hearing Inc., Agent. Request: to allow a Place of Worship.

General Location: East side of 103rd Terrace North and south of Indiantown Road. **(Jupiter Seventh Day Adventists)** (Control 2009-00121)

Pages: 3 - 3

Project Manager: Anthony Wint

Size: 5.01 acres ±

BCC District: 1

Staff Recommendation: Staff recommends to postpone thirty (30) days to Thursday July 23, 2009.

Zoning Commission Recommendation: Postpone: 7-0

**MOTION:** To postpone thirty (30) days to Thursday, July 23, 2009.

**B. REMANDS**

**C. WITHDRAWALS**

**END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

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

**B. DISCLOSURES FOR THE CONSENT ITEMS**

**C. STATUS REPORTS - NEW**

- 4. **SR-1994-087** Status Report for Resolution R-2006-0274 (Control # 1994-087). Property Owner: Pious Society of the Missionaries of St. Charles Boromero, Inc. and Gerald M. Barbarito, DD, JCL, Bishop. General Location: 330 feet west of Half Mile Road on the south side of West Atlantic Avenue. Current Zoning: Agricultural Reserve (**Pious Society - Our Lady Queen of Peace.**)

Pages: 4 - 7

Size: 12.99 acres ±

BCC District: 5

**MOTION:** To approve a time extension until February 23, 2012 for Resolution R-2006-0274.

**D. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**E. ZONING APPLICATIONS - NEW**

- 5. **DOA-2009-00216** Title: a Development Order Amendment application of Indian Trail Improvement District by Palm Beach County, Urban Design Kilday Studios, Agent. Request: to reconfigure the site plan, add square footage, relocate two access points, modification and deletion conditions of approval (Architectural, Building and Site Design, Lighting, Planning, and Use Limitations). General Location: Northeast corner of Orange Boulevard and Seminole Pratt Whitney Road. (**Pratt and Orange MUPD**) (Control 1998-00023)

Pages: 8 - 41

Conditions of Approval (27 - 41)

Project Manager: Donna Adelsperger

Size: 22.04 acres ±

BCC District: 6

(affected area 6.66 acres ±)

Staff Recommendation: Staff recommends approval of the Development Order Amendment subject to 76 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 7-0, as amended

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the site plan, add square footage, relocate two access points and modification of four conditions of approval (Architectural, Lighting, Planning and Use Limitations) and deletion of one condition of approval (Building and Site Design) subject to the Conditions of Approval as indicated in Exhibit C.

6. **DOA/R-2009-00566** Title: a Development Order Amendment application of Rose Diamond Investments Inc by Land Research Management Inc., Agent. Request: to reconfigure the site plan.

Title: a Requested Use of Rose Diamond Investments Inc by Land Research Management Inc., Agent. Request: to allow a Pawnshop.

General Location: South side of Okeechobee Boulevard, East of The Ronald Regan Turnpike entrance. **(Queen of Pawns)** (Control 1976-00121)

Pages: 42 - 62

Conditions of Approval (55 - 58)

Project Manager: Ora Owensby

Size: 22.27 acres  $\pm$

BCC District: 2

(affected area 1.09 acres  $\pm$ )

Staff Recommendation: Staff recommends approval, subject to 25 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 6-0, as amended

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the site plan, subject to 25 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Requested Use to allow a Pawnshop.



7. **ZV/DOA/ABN/Z-2009-00555** Title: a Development Order Abandonment application of Palm Beach County by JPR Planning Services Inc., Agent. Request: to legislatively abandon the Special Exception granted under R-1989-939 and the Development Order Amendment granted under R-2006-008.

Title: an Official Zoning Map Amendment of Palm Beach County by JPR Planning Services Inc., Agent. Request: to allow a rezoning from the Single-family Residential (RS) and the Agricultural Residential (AR) Zoning Districts to the Public Ownership (PO) Zoning District with a Conditional Overlay Zone.

General Location: South east corner of Jog Road and The Florida's Turnpike. **(Water Treatment Plant #8)** (Control 1988-00057)

Pages: 63 - 72

Conditions of Approval (70 - 72)

Project Manager: Donna Adelsperger

Size: 20.12 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the Development Order Abandonment to legislatively abandon the Special Exception granted under R-1989-939 and the Development Order Amendment granted under R-2006-008 and approval of an Official Zoning Map Amendment to allow a rezoning from the Single-family Residential (RS) and the Agricultural Residential (AR) Zoning Districts to the Public Ownership (PO) Zoning District with a Conditional Overlay Zone subject to 12 Conditions of Approval as contained in Exhibit C.

Zoning Commission Recommendation: Approval: 7-0, as amended

**MOTION:** To recommend approval of a Development Order Abandonment to legislatively abandon the Special Exception granted under R-1989-939 and the Development Order Amendment for the expansion of the facility granted under R-2006-008.

**MOTION:** To recommend approval, on first reading, of an Official Zoning Map Amendment to allow a rezoning from the Single-family Residential (RS) and the Agricultural Residential (AR) Zoning Districts to the Public Ownership (PO) Zoning District with a Conditional Overlay Zone subject to the Conditions of Approval as indicated in Exhibit C and to schedule a second hearing on July 23, 2009.

- 8. **ZV/DOA-2009-00219** Title: a Development Order Amendment application of Broward Motorsports of Palm Beach LLC by Ruden McClosky, Agent. Request: to redesignate land uses (auto dealership to a facility that sells/leases and services motorcycles, boats, etc), reconfigure the site plan and modify conditions of approval (Use Limitations)

General Location: Southwest corner of Okeechobee Boulevard and Congress Avenue. **(Broward Motorsports of Palm Beach)** (Control 1987-00006)

Pages: 73 - 108

Conditions of Approval (88 - 96)

Project Manager: David McGuire

Size: 3.87 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval subject to 48 conditions of approval as indicted in Exhibit C.

Zoning Commission Recommendation: Approval: 7-0, as amended

**MOTION:** To adopt a resolution approving a Development Order Amendment to redesignate land uses, reconfigure the site plan and modify /delete conditions of approval (Use Limitations) subject to the Conditions of Approval as indicated in Exhibit C.

- 9. **DOA-2008-01672** Title: a Development Order Amendment application of Star Ranches Enterprises Inc by Mock Roos & Associates Inc, Agent. Request: to add land area and reconfigure the site plan.

General Location: Located on the West side of US Highway 27, approximately 18 miles South of State Road 80. **(Star Ranch Excavation Expansion)** (Control 1978-00099)

Pages: 109 - 140

Conditions of Approval (125 - 129)

Project Manager: Joyce Lawrence

Size: 1,055.60 acres ±

BCC District: 6

(affected area 592.00 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 31 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 6-1, as amended

**MOTION:** To adopt a resolution approving a Development Order Amendment to allow an expansion of a Type III B Excavation, subject to Conditions of Approval as indicated in Exhibit C.

**F. CORRECTIVE RESOLUTIONS**

**G. TDR CONTRACT AMENDMENTS**

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

**I. ABANDONMENTS**

**END OF CONSENT AGENDA**

**REGULAR AGENDA****A. ITEMS PULLED FROM CONSENT****B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA****C. PUBLIC OWNERSHIP ZONING DISTRICT - DEVIATIONS****10. [Control 2008-093](#) [FIRE-RESCUE STATION No. 32 - Lake Worth Road](#)**

Palm Beach County Facilities Development and Operations (FD&O) Department proposes a short series of landscape deviations request to accommodate the construction of a two-story 8,739 square foot Fire-Rescue Station. The subject site currently supports a one-story 5,412 square foot Fire-Rescue Station which will continue to remain in operation until the proposed Fire-Rescue Station is ready for occupancy. This approach is necessary in order to maintain the level of fire-rescue services in this service area. The Board of County Commissioners granted approval of a rezoning of the subject site from Agricultural Residential (AR) Zoning District to Public Ownership (PO) Zoning District on August 28, 2008. Two access points currently exist on Charleston Street and will be maintained with the new site configuration.

The proposed deviations pertain to Palm Beach County Unified Land Development Code (ULDC) regulations for perimeter landscape buffers. The requested deviations from the Unified Land Development Code (ULDC) Article 7, Landscaping are necessary due the design constraints associated with proposed Fire-Rescue redevelopment and the existing site configuration.

Pages: 141 - 149

**MOTION:** To approve the requested deviations from the Unified Land Development Code (ULDC) Article 7, Landscaping.

**D. PREVIOUSLY POSTPONED STATUS REPORTS**

**E. STATUS REPORTS - NEW**

11. **SR 2003-034.2** Status Report for Resolution R-2004-0954 (Control # 2003-034).  
Property Owner: Lantana Farm Consultants, Inc. General Location: 380 feet east of Florida's Turnpike on the south side of Lantana Road. Current Zoning: Residential Planned Unit Development (**Lantana Farms PUD.**)

Pages: 150 - 153

Size: 40.07 acres ±

BCC District: 3

## DISCLOSURE

**MOTION:** To approve a time extension until May 27, 2012 for Resolution R-2004-0954.

**F. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**

12. **SCA-2009-00030** Title: Glades Road / 95th Avenue NE Commercial application of Benchmark Glades Square Assocs Llc by Urban Design Kilday Studios, Agent. Request: Commercial Low with an underlying 5 dwelling units per acre (CL/5) with furniture store only restriction to Commercial Low with an underlying 5 dwelling units per acre (CL/5) without the furniture store restriction.  
General Location: Northeast corner of Glades Road and 95th Avenue South. (**Glades Road/95th Ave. NE Commercial**) (Control 2000-00007)

Pages: 154 - 164

Project Manager: David Wiloch

Size: 2.66 acres ±

BCC District: 5

Staff Recommendation: Approval of the proposed amendment from Commercial Low with an underlying 5 dwelling units per acre (CL/5) with furniture store only restriction to Commercial Low with an underlying 5 dwelling units per acre (CL/5) without the furniture store only restriction, with a condition limiting the subject site to 26,058 square feet of development.

Planning Commission Recommendation: Approval 13-0.

**MOTION:** To adopt an ordinance approving the proposed amendment from CL/5 with furniture store only restriction to CL/5 without the furniture store only restriction, and with a condition limiting the subject site to 26,058 square feet of development.

- 13. **DOA-2009-00562** Title: a Development Order Amendment application of Benchmark Glades Square Assocs Llc by Urban Design Kilday Studios, Agent. Request: to amend Conditions of Approval (Site Design, Engineering). General Location: Northeast corner of Glades Road and 95th Avenue South. **(Glades Square)** (Control 2000-00007)

Pages: 165 - 190

Conditions of Approval (179 - 185)

Project Manager: Andrea Harper

Size: 2.66 acres ±

BCC District: 5

(affected area 2.65 acres ±)

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the request, subject to 45 conditions as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 7-0

**MOTION:** To adopt a resolution approving a Development Order Amendment to modify/delete Conditions of Approval (Site Design, Engineering), subject to the Conditions of Approval as indicated in Exhibit C.

**G. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION**

**H. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**I. ZONING APPLICATIONS - NEW**

**J. ULDC AMENDMENTS**

**K. COMPREHENSIVE PLAN TEXT AMENDMENTS**

**L. OTHER ITEMS**

14. **ABN-1982-190** Title: Resolution approving a Development Order Abandonment of Palm Beach International Airport. Request: to legislatively abandon the Development Order (ADA) and a Development Order Amendment (DOA) granted under R-1982-199 and R-1999-2269. General Location: Bound on the north by Belvedere Road, on the south by Southern Boulevard, on the east by Australian Avenue and on the west by Military Trail. (PALM BEACH INTERNATIONAL AIRPORT) (1982-0190)

Pages: 191 - 201

**MOTION:** To adopt a resolution of the Board of County Commissioners of Palm Beach County, Florida, to legislatively abandon the Development Order (ADA) and a Development Order Amendment (DOA) granted under R-1982-199 and R-1999-2269.

15. **RESOLUTION CORRECTING RESOLUTION R-2008-1754**, A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE OFFICIAL SCHEDULES OF FEES TO BE CHARGED FOR PLANNING, ZONING AND ADMINISTRATION APPLICATIONS, ADMINISTRATIVE REVIEWS, SPECIAL PERMITS, LEGAL ADVERTISING, DOCUMENTS AND REPRODUCTION OF RECORDS, AS PROVIDED FOR BY ARTICLE 2 CHAPTER A, SECTION 1.C.2, PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR MODIFICATION OF INCREASE OF FEES; PROVIDING FOR AN EFFECTIVE DATE, FOR PERIODIC REVIEW, AND FOR OTHER PROVISIONS.

Pages: 202 - 205

**MOTION:** To adopt a resolution of the Board of County Commissioners of Palm Beach County, Florida, amending R-2008-1754 the Official Schedules of Fees to be charged by Planning, Zoning and Administration to correct previous Schedule of Fees.

**END OF REGULAR AGENDA****DIRECTOR COMMENTS****A. EXECUTIVE DIRECTOR****B. COUNTY ATTORNEY****C. PLANNING DIRECTOR****D. ZONING DIRECTOR**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**