

Tony Masilotti, Chairman
Addie L. Green, Vice Chairperson
Karen T. Marcus
Jeff Koons
Warren H. Newell
Mary McCarty
Burt Aaronson



Robert Weisman
Department of Planning, Zoning & Building
100 Australian Ave.
West Palm Beach, FL 33406
Phone: 561-233-5200
Fax: 561-233-5165

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

JULY 27, 2006

**THURSDAY
9:30 AM**

COMMISSION CHAMBERS

- 1. CALL TO ORDER**
 - A. Roll Call
 - B. Opening Prayer and Pledge of Allegiance
 - C. Proof of Publication
 - D. Swearing In
 - E. Adoption of Agenda
- 2. POSTPONEMENTS/REMANDS/WITHDRAWALS (Page 1)**
- 3. CONSENT AGENDA (Page 2)**
 - o Staff
 - o Board
 - o Public
- 4. REGULAR AGENDA (Pages 3-5)**
- 5. DIRECTOR COMMENTS (Page 5)**
- 6. COMMISSIONER COMMENTS (Page 5)**
- 7. ADJOURNMENT (Page 5)**

Web address: www.pbcgov.com/pzb/

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

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

JULY 27, 2006

1. 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

2. POSTPONEMENTS/REMANDS/WITHDRAWALS

A. POSTPONEMENTS

- 1. **SR 1975-069G.3** Status Report for Resolutions R-1975-0463, R-90-1054, and R-2001-0430 (Petitions 1975-069 and 1975-069G), the petitions of The Estate of William H. Dyer and National Financial Services (R-75-0463), Anthony V. Pugliese III (R-90-1054), and Wal-Mart Stores Inc. (2001-0430). Property owner: Michel P. Barberis. General Location: Southwest corner of Seacrest Boulevard and Hypoluxo Road. Zoning District: General Commercial with a Special Exception to allow a large scale Planned Community Commercial and Shopping Complex including a motel, gasoline station and financial institution. (**SAM'S WHOLESALE CLUB**)

Pages 1-6

Size: 0.68 acre \pm of 20.47 acre project

BCC District: 7

MOTION: To postpone to September 28, 2006. (Owner/staff requested)

- 2. **SR 2001-040** Status Report for Resolution R-2002-0845 (Petition 2001-040), the petition of Shih C. Ching. Property owner: Cayman Brac Land & Cattle Company LLC. General Location: Southwest corner of Florida's Turnpike and Lake Worth Road. Zoning District: Multiple Use Planned Development with a self-service storage facility. (**POLO LAKES OFFICE PARK**)

Pages 7-11

Size: 4.57 acres \pm

BCC District: 6

MOTION: To postpone to September 28, 2006. (Owner/staff requested)

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED STATUS REPORTS

3. **CR 2000-011A** Status Report for Resolution R-2002-1482 (Petition 2000-011A), the petition of Marjorie and Paul Meloche. Property owner: Marjorie A. Meloche, Trust, Paul J. Meloche, Trust, Randy Meloche, Trust, K. Edelman, Trust and Rick J. Meloche, Trust. General Location: Approximately 600 feet west of Haverhill Road on the north side of Lantana Road. Zoning District: Multiple Use Planned Development. (**ABLE'S STORAGE CENTER**)

Pages 12-16

Size: 8.28 acres ±

BCC District: 3

MOTION: To adopt a resolution to approve an Official Zoning Map Amendment from the Multiple Use Planned Development District to the Single Family Residential Zoning District.

– END OF CONSENT AGENDA –

– START OF REGULAR AGENDA –

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED STATUS REPORTS

4. **SR 1985-113B.10** Status Report for Resolution R-94-12 (Petition 1985-113B), the petition of William and Daphne Cleve. Property owner: Green Capital, LLC. General Location: Northeast corner of Hypoluxo Road and High Ridge Road. Zoning District: Community Commercial with a Conditional Overlay Zone. (**FRANCALBY CORPORATION**)

Pages 17-21

Size: 1.5 acres ±

BCC District: 3

MOTION: To approve a time extension until July 28, 2006 for Resolution R-94-12.

C. STATUS REPORTS

5. **SR 1975-104A.3** Status Report for Resolutions R-2000-1231 and R-2000-1232 (Petition 1975-104A), the petition of Marathon Ashland Petroleum, LLC. Property owners: S & S Enterprises Inc. and S & S Rentals LLC. General Location: Northeast corner of Lake Worth Road and Kirk Road. Zoning District: General Commercial with a Class A Conditional Use to allow a convenience store with gas sales. (**SPEEDWAY #8361**)

Pages 22-27

Size: 0.97 acres ±

BCC District: 3

MOTION: To approve a time extension until May 17, 2008, for Resolutions R-2000-1231 and R-2000-1232.

6. **SR 1993-002.6** Status Report for Resolution R-93-647 (Petition 1993-002), the petition of Joy of Living Church of God. Property owner: Eustace and Iris A. Douglas. General Location: Approximately one half mile north of Southern Boulevard on the west side of Haverhill Road. Zoning District: Multiple Family Residential (Medium Density) with a Class A Conditional Use to allow a church or place of worship. (**JOY OF LIVING CHURCH OF GOD**)

Pages 28-33

Size: 1.8 acres ±

BCC District: 6

MOTION: To approve a time extension until May 27, 2008 for Resolution R-93-647.

D. PLANNING DIVISION: ROUND 06-D2 TRANSMITTAL PUBLIC HEARING

7. **Beeline Highway - 2020 Map Amendment** This proposed amendment will amend the Map Series by modifying the Future 2020 Roadway System by Number of Lanes Map (TE-1.1) to widen Beeline Highway from PGA Boulevard to Seminole-Pratt Whitney Road from 6 to 8 lanes.

Pages 34-41

MOTION: To transmit the proposed Beeline Highway - 2020 Map Amendment.

E. FLORIDA RESEARCH PARK DEVELOPMENT OF REGIONAL IMPACT (DRI) AMENDMENTS

8. **Florida Research Park CRALLS** This proposed amendment will amend the Transportation Element and Map Series by designating several segments and some associated intersections of Indiantown Road, PGA Boulevard, Okeechobee Boulevard, Seminole-Pratt Whitney Road, Orange Boulevard and Coconut Boulevard as Constrained Roadway at Lower Level of Service (CRALLS) facilities exclusively for the purposes of concurrency of Florida Research Park Development of Regional Impact (DRI).

Pages 42-60

MOTION: To transmit the proposed Florida Research Park CRALLS Text and Map Amendment.

F. ULDC AMENDMENT ROUND 2006-01

9. **MOTION AND TITLE: STAFF RECOMMENDS A MOTION TO APPROVE ON FIRST READING AND ADVERTISE FOR ADOPTION HEARING ON AUGUST 24, 2006:** AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067, AS AMENDED, AS FOLLOWS: **ARTICLE 1** – GENERAL PROVISIONS; CHAPTER I – DEFINITIONS AND ACRONYMS; **ARTICLE 2** – DEVELOPMENT REVIEW PROCESS; CHAPTER A – GENERAL; CHAPTER B – PUBLIC HEARING PROCEDURES; CHAPTER D – ADMINISTRATIVE PROCESS; **ARTICLE 3** – OVERLAYS & ZONING DISTRICTS; CHAPTER B - OVERLAYS; CHAPTER E – PLANNED DEVELOPMENT DISTRICTS (PDDS); CHAPTER F – TRADITIONAL DEVELOPMENT DISTRICTS (TDDs); **ARTICLE 4** – USE REGULATIONS; CHAPTER A – USE CLASSIFICATION; CHAPTER B – SUPPLEMENTARY USE STANDARDS; CHAPTER D – EXCAVATION; **ARTICLE 5** – SUPPLEMENTARY STANDARDS; CHAPTER C – DESIGN STANDARDS; **ARTICLE 6** – PARKING; CHAPTER A – PARKING; **ARTICLE 8** - SIGNAGE; CHAPTER B – EXEMPTIONS; CHAPTER C – PROHIBITIONS; CHAPTER F – GENERAL PROVISIONS FOR ALL SIGN TYPES; CHAPTER G – STANDARDS FOR SPECIFIC SIGN TYPES; **ARTICLE 10** – ENFORCEMENT; CHAPTER C – GROUNDWATER AND NATURAL RESOURCES PROTECTION BOARD; **ARTICLE 12** – TRAFFIC PERFORMANCE STANDARDS; CHAPTER Q – OKEECHOBEE BOULEVARD CRALLS POINT SYSTEM; **ARTICLE 14** – ENVIRONMENTAL STANDARDS; CHAPTER A – SEA TURTLE PROTECTION AND SAND PRESERVATION; CHAPTER B – WELLFIELD PROTECTION; CHAPTER C – VEGETATION PRESERVATION AND PROTECTION; CHAPTER D – PROHIBITED INVASIVE NON-NATIVE VEGETATION REMOVAL ORDINANCE; **ARTICLE 17** – DECISION MAKING BODIES; CHAPTER B – GENERAL PROVISIONS; CHAPTER C – APPOINTED BODIES; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; BOARD OF ADJUSTMENT PENDING APPLICATIONS; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

Pages 61-119

5. **DIRECTOR COMMENTS**
- A. **COUNTY ATTORNEY**
- B. **ZONING DIRECTOR**
- C. **PLANNING DIRECTOR**
6. **COMMISSIONER COMMENTS**
7. **ADJOURNMENT**