

Board of County Commissioners

Addie L. Greene, Chairperson
Jeff Koons, Vice Chair
Karen T. Marcus
District 3
Mary McCarty
Burt Aaronson
Jess R. Santamaria

County Administrator
Robert Weisman

Department of Planning, Zoning & Building
2300 N. Jog Road
West Palm Beach, FL 33411
Phone: 561-233-5200
Fax: 561-233-5165



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

AMENDMENTS TO THE AGENDA

JULY 26, 2007

AGENDA ITEM #
PAGE #

APPLICATION/CHANGE

POSTPONEMENT

17.
Page 33

SR 2003-036 – SOUTH ROAD OFFICE MUPD

Postpone to September 24, 2007. (Requested by the applicant)

AMENDMENTS TO THE AGENDA

18.
Page 38

Z/DOA2007-202 – 20 MILE BEND PUBLIC USE DEVELOPMENT

Delete All Petitions Condition 2.

Delete Architectural Review Condition 1.

Modify Engineering Condition 1.C to read as follows:

1.C. The mix of allowable uses, as permitted by the Zoning Division, listed above may be adjusted by the County Engineer only if based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. ~~This extension request shall be made pursuant to the requirements of Article 2, Section E of the Unified Land Development Code.~~
(ONGOING)

Modify Health Condition 1 to read as follows:

1. The site shall be served by sanitary sewer and a community water system. Once available, neither an onsite sewage treatment and disposal system (OSTDS) nor potable water wells shall be approved for use on the property. All existing OSTDS shall be abandoned in accordance with Chapter 64E-6, FAC and Palm Beach County ECR-I. All existing onsite potable water wells shall be abandoned in accordance with Chapter 64E-8, FAC and Palm Beach County ECR-II (ONGOING: HEALTH-Health)

ULDC AMENDMENT ROUND 2007-01 – FIRST READING

Delete Part 3, Exhibit L, (ULDC Article 17.C.11.B.3, Powers and Duties)

Z/CA2007-200 - PALM BEACH TRANSPORTATION COMMUNICATION CENTER

Modify Architectural Review Conditions 1, 2 and 3 to read as follows:

1. At time of submittal for final DRO approval of the site plan, the architectural elevations for all buildings shall be submitted simultaneously with the site plan for final architectural review and approval. The elevations and the site plan shall be designed to be consistent with Article 5.C. of the ULDC. Development shall be consistent with the approved architectural elevations and the approved DRO site plan. (DRO: ARCH REVIEW - Zoning)
2. The property owner and/or applicant shall amend the interior floor plan to install a floor to ceiling wall separating the general repair and maintenance use within the building, to comply with supplemental use regulations of a 100-foot separation from residential property lines. (BLDG PERMIT: BLDG – Zoning)
3. A maximum of two (2) bay doors shall be permitted on site. (BLDG PERMIT: BLDG – Zoning)

Modify Landscaping Condition 6 to read as follows:

LANDSCAPING ALONG THE WEST PROPERTY LINE (ABUTTING RESIDENTIAL)

6. Pursuant to the landscape cross section dated July 20, 2007, landscaping along the west property line shall be upgraded on the Alternative Landscape plan to include:
 - a. the existing ten (10) foot wide buffer shall be expanded to a minimum width of fifteen (15) feet except in areas where the parking and terminal islands are located;
 - b. shall include an eight (8) foot concrete panel wall. The wall shall be installed on the inside edge of the buffer except adjacent to the existing parking where the wall will be seven and one half (7.5) feet from the property line;
 - c. one (1) native canopy tree for each twenty (20) linear feet of the property line;
 - 1) Tree height: Fourteen (14) feet;
 - 2) Trunk diameter: three and one-half (3.5) inches measured at four and one-half (4.5) feet above grade;
 - 3) Canopy diameter: Seven (7) feet – diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of three and one-half (3.5) feet in length;
 - d. one (1) palm or pine for each for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters.
 - e. one (1) medium shrub for each two (2) linear feet of the property line. Shrub shall be a minimum of twenty-four (24) inches at installation and to be planted on both sides of the panel wall. Credit may be given for existing or relocated shrubs provided they meet current ULDC requirements;
 - f. Areca palms install a minimum of six (6) feet in height spaced twenty-four (24) inches on center; and,

- g. the size and spacing of plant materials listed within this condition may be adjusted to accommodate existing plant material or site conditions, subject to review and approval by the Landscape Section. (DRO: LANDSCAPE-Zoning)

Modify Site Design Conditions 1, 2 and 3 to read as follows:

1. Prior to final ~~site~~ plan approval by the Development Review Officer, the site plan shall be revised to eliminate the ingress/egress from Lakeside Drive. The wall shall be located to maintain the 2 parking spaces. The remaining pavement shall be removed and sodded. (DRO: ZONING - Zoning)
2. Prior to final ~~site~~ plan approval, the site plan shall be amended to reflect the staging area along the eastern property line of the site for all vehicles leaving the site after 11:00 PM and returning to the site prior to 6:00 AM. Vehicles leaving the site prior to 4:00 A.M. will be staged in the southeast corner of the site with vehicles leaving after that time progressing north and the west into the site. All vehicles parked along the southern and eastern property lines shall be backed in. (DRO: ZONING - Zoning)
3. The property owner and/or applicant may apply for a Business Tax Receipt concurrent with the application for final site plan approval. The Business Tax Receipt may be issued prior to final site plan approval provided signoffs are obtained from the Zoning Division, Fire Marshall and Code Compliance. The applicant shall comply with all site improvements and conditions associated with this approval by December 31, 2007. (DATE: Zoning - Zoning)

Modify Use Limitation Conditions 1 and 3 to read as follows:

1. Vehicular repair and maintenance activities shall only be allowed indoors and in the area of the building indicated on the site plan, including deliveries,
 - a. Dispatching
 - 1) Monday – Friday 4:00 AM – 11:00 PM
 - 2) Saturday 4:00 AM – 11:00 PM
 - 3) Sunday 4:00 AM – 11:00 PM
 - 4) any vehicle return after 11:00 PM will return to the Florida Mango facility
 - b. General Repair
 - 1) Monday – Friday 7:00 AM – 11:00 PM
 - 2) Saturday 7:00 AM – 5:00 PM
 - 3) Sunday None
 - c. Air Guns
 - 1) Monday –Friday 7:00 AM – 9:00 PM
 - 2) Saturday 7:00 AM – 5:00 PM
 - 3) Sunday None. (ONGOING: CODE ENF - Zoning)
3. The General Repair Use is limited to ~~general repair~~ (ie preventive maintenance, tire repair/replacement, oil changes, brake repair, A/C, radiator repair, etc). No paint and bodywork shall be permitted on site. (ONGOING: CODE ENF – Zoning)

PDD/DOA/TDR2006-1931 – ANGELOCCI PROPERTY PUD

Modify All Petitions Condition 2 to read as follows:

2. Development of the site is limited to the uses and site design approved by the Board of County Commissioners. The approved Preliminary Site plan is dated ~~July 7, 2007~~ July 12, 2007. All modifications must be approved by the Board of County Commissioners or Zoning Commission unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING - Zoning)

Modify Landscaping along the South property line Condition 6 to read as follows:

6. LANDSCAPING ALONG THE SOUTH PROPERTY LINE (ABUTTING CRESTHAVEN CONDOS)

In addition to the ~~proposed planting program and code requirements, the buffers~~ width and landscaping along the south, east and west property lines shall be upgraded to include:

- a. ~~a minimum landscape buffer width of fifteen (15) feet~~ foot wide buffer;
- b. ~~a six (6) foot concrete panel wall constructed to be located on the plateau of the berm; a minimum of two (2) foot high continuous berm;~~
- c. ~~two and a half (2-21/2) foot continuous berm~~ a six (6) foot high concrete panel wall to be located on the plateau of the berm;
- d. ~~fourteen (14) foot canopy trees 20' on center.~~
- e.d. ~~one (1) palm or pine each for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters;~~
- f. ~~medium and small shrubs on both sides of concrete panel wall~~
- f.e. plant materials shall comply with the Type II Incompatibility buffer requirements;
- g.f. ~~the required wall palm and hedge and plant materials may be adjusted to accommodate existing trees~~ vegetation within the buffer subject to the approval by the Landscape Sections. (DRO:LANDSCAPE – Zoning)

Modify Landscaping along the East property line Condition 7 to read as follows:

7. LANDSCAPING ALONG THE EAST PROPERTY LINE (ABUTTING LENA LAKES ESTATES)

In addition to code requirements, ~~and the proposed landscaping buffer width,~~ buffer width and landscaping along the east property line less the portion of the buffer along the lake approximately 350' feet south of Purdy Lane and the area where the existing upland preserve is located shall be upgraded to include:

- a. ~~a six (6) foot high black, vinyl coated chain linked fence;~~ a minimum of ten (10) foot wide buffer;
- b. a minimum of six (6) foot high black, vinyl coated chain link fence;
- bc. ~~one (1) palm or pine for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters;~~

- ~~ed.~~ a six (6) foot high continuous hedge 36 on center, and to be perpetually maintained at six (6) feet in height; and,
- ~~de.~~ the required fence, palm and hedge and plant materials may be adjusted to accommodate existing ~~trees~~ vegetation within the buffers subject to approval by the Landscape Section.
(DRO: LANDSCAPE - Zoning)

Delete Landscaping along the East property line Condition 8.

Modify Landscaping along the West property line Condition 9 to read as follows:

9. LANDSCAPING ALONG THE WEST PROPERTY LINE (ABUTTING GREEN GATE APARTMENTS)

In addition to the ~~proposed planting program and~~ code requirements, ~~the buffers width and landscaping along the west property lines shall be upgraded to include:~~

- a. ~~a six (6) foot high black, vinyl coated chain linked fence; a~~ minimum of ten (10) foot wide buffer;
- b. ~~a minimum of six (6) foot high black, vinyl coated chain link fence;~~
- ~~bc.~~ one (1) palm or pine for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters;
- ~~ed.~~ a six (6) foot high continuous hedge 36 on center, and to be perpetually maintained at six (6) feet in height; and,
- ~~de.~~ the required fence, palm and hedge and plant materials may be adjusted to accommodate existing ~~trees~~ vegetation within the buffers subject to approval by the Landscape Section.
(DRO: LANDSCAPE - Zoning)

Addie L. Greene, Chairperson
Jeff Koons, Vice Chair
Karen T. Marcus
District 3
Mary McCarty
Burt Aaronson
Jess R. Santamaria



Robert Weisman
Department of Planning, Zoning & Building
2300 N. Jog Road.
West Palm Beach, FL 33411
Phone: 561-233-5200
Fax: 561-233-5165

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

JULY 26, 2007

**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/WITHDRAWALS/REMANDS (Pages 1-4)**

- 3. CONSENT AGENDA (Pages 5-8)**
 - o Staff
 - o Board
 - o Public

- 4. REGULAR AGENDA (Pages 9-12)**

- 5. DIRECTOR COMMENTS (Page 12)**

- 6. COMMISSIONER COMMENTS (Page 12)**

- 7. ADJOURNMENT (Page 12)**

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 26, 2007

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

A. POSTPONEMENTS

- 1. **Z/DOA2006-185** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Family Bedner, by Jon E. Schmidt & Associates, Agent. Request: Rezoning from the Specialized Commercial (CS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Development Order Amendment application of Family Bedner, by Jon E. Schmidt & Associates, Agent. Request: To add land area. General Location: Northeast corner of Boynton Beach Boulevard and Lawrence Road. **(BOYNTON & LAWRENCE OFFICE MUPD)** (Control 1981-219)

Page 1

Size: 3.703 acres ±

BCC District: 3

MOTION: To postpone to August 23, 2007. (Requested by the Applicant)

- 2. **DOA2006-1938** Title: Resolution approving A Development Order Amendment application of Crescent Center Ventures, LLC, by Beril Kruger, Planning Zoning Consultants, Agent. Request: To reconfigure site plan. General Location: Approximately one mile south of Golf Road on the east side of Military Trail. **(MILITARY 6)** (Control 1987-103)

Page 2

Size: 6.15 acres ±

BCC District: 4

MOTION: To postpone to August 23, 2007. (Requested by the Applicant)

3. **Z/CA2006-022** Title: Resolution approving an Official Zoning Map Amendment application of Colonial Lake, LLC, by Kim Glas-Castro, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multi-family Residential (RM) Zoning District. Title: Resolution approving a Class A Conditional Use application of Colonial Lakes, LLC, by Kim Glas-Castro, Agent. Request: To allow the Transfer of Development Rights for 35 units. General Location: Approximately 130 feet west of Haverhill Road on the south side of Lake Worth Road. **(COLONIAL LAKES)** (Control 2006-010)

N/A

Size: 9.84 acres ±

BCC District: 2

MOTION: None required. Postponed by the Zoning Commission to August 23, 2007.

4. **CA/TDR2006-1555** Title: Resolution approving a Class A Conditional Use application of Vivendi Homes, LLC, by Ruden, McClosky, Agent. Request: To allow the Transfer of Development Rights for 9 units. General Location: Approximately 300 feet east of Kirk Road on the south side of Melaleuca Lane. **(VIVENDI)** (Control 2000-111)

N/A

Size: 3.50 acres ±

BCC District: 3

MOTION: None required. Postponed by the Zoning Commission to August 23, 2007.

5. **PDD2006-960** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Woolbright Investment Group, LLC, by Gentile, Holloway, O'Mahoney & Associates, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approximately 200 feet west of Jog Road on the south side of Woolbright Road. **(WOOLBRIGHT OFFICE CENTER)** (Control 2006-305)

N/A

Size: 3.62 acres ±

BCC District: 5

MOTION: None required. Postponed by the Zoning Commission to August 23, 2007.

6. **PDD/R2006-1675** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of GKK-Hagen, Ltd., by F. Martin Perry & Associates, P.A., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Requested Use application of GKK-Hagen, Ltd., by F. Martin Perry & Associates, P.A., Agent. Request: To allow 2 Financial Institutions with drive through lanes, and a Type II Restaurant. General Location: Northwest corner of Hagen Ranch Road and Boynton Beach Boulevard. **(HAGEN RANCH/BOYNTON BEACH MUPD)** (Control 2006-520)

N/A

Size: 3.70 acres ±

BCC District: 5

MOTION: None required. Postponed by the Zoning Commission to August 23, 2007.

7. **PDD/TDR2006-1554** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of In The Pines, Inc., by Miller Land Planning, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District Title: Resolution approving a Transfer of Development Rights application of In The Pines, Inc., by Miller Land Planning, Agent. Request: To allow the Transfer of Development Rights for 11 units and designate this application as the receiving area. General Location: Approximately 1 mile north of Lake Ida Road on the east side of Hagen Ranch Road. **(IN THE PINES NORTH)** (Control 2006-503)

N/A

Size: 5.35 acres ±

BCC District: 5

MOTION: None required. Postponed by the Zoning Commission to August 23, 2007.

8. **Z2007-336** Title: Resolution approving an Official Zoning Map Amendment application of Palm Beach County, by Palm Beach County, Agent. Request: Rezoning from the Agricultural Production (AP) Zoning District to the Public Ownership (PO) Zoning District. General Location: Southeast corner of the intersection of Southern Boulevard (State Road 80) and Main Street (State Road 15). **(WEST COUNTY JAIL EXPANSION)** (Control 1991-002)

N/A

Size: 618.93 acres ±

BCC District: 6

Affected 92.57 acres ±

MOTION: None required. Postponed by the Zoning Commission to August 23, 2007.

9. **Z/CA2006-1901** Title: Resolution approving an Official Zoning Map Amendment application of Military Trail Development Group, LLC, by Miller Land Planning, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Single-family Residential (RS) Zoning District. Title: Resolution approving a Class A Conditional Use application of Military Trail Development Group, LLC., by Miller Land Planning, Agent. Request: To allow Townhomes. General Location: Southeast corner of Military Trail and Old Military Trail. (**GLENWOOD TOWNHOMES**) (Control 2005-589)

N/A

Size: 8.01 acres ±

BCC District: 3

MOTION: None required. Postponed by the Zoning Commission to August 23, 2007.

10. **DOA2007-050** Title: Resolution approving a Development Order Amendment application of Exel Properties, Ltd., by Anna S. Cottrell & Associates, Agent. Request: To add a Financial Institution and reconfigure the site plan. General Location: Northeast corner of Palmetto Road and Ponderosa Drive. (**PENINSULA BANK AT LOGGERS RUN**) (Control 1975-068)

N/A

Size: 12.56 acres ±
Affected 0.30 acres ±

BCC District: 5

MOTION: None required. Postponed by the Zoning Commission to August 23, 2007.

11. **DOA2007-181** Title: Resolution approving a Development Order Amendment application of Temple Shaarei Shalom, Inc., by Kilday & Associates, Inc., Agent. Request: To modify site plan and add square footage. General Location: Northwest corner of Hagen Ranch and Triviso Lane. (**TEMPLE SHAARIEI SHALOM EXPANSION**) (Control 1997-078)

N/A

Size: 4.41 acres ±

BCC District: 3

MOTION: None required. Postponed by the Zoning Commission to August 23, 2007.

B. WITHDRAWALS

C. REMANDS

- END OF POSTPONEMENTS/WITHDRAWALS/REMANDS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. DISCLOSURES FOR THE CONSENT ITEMS

C. STATUS REPORTS

12. **SR 1984-159B.2** Status Report for Resolutions R-2002-0505 and R-2002-0506 (Petition 1984-159B), the petition of Chris Doyle. Property owner: Christopher S. Doyle Tr. General Location: Southwest corner of Ellison Wilson Road and PGA Boulevard. Zoning District: Multiple Use Planned Development. (**HATTIE'S LANDING**)

Pages 3-8

Size: 3.97 acres ±

BCC District: 1

MOTION: To approve a time extension until April 4, 2009 for Resolutions R-2002-0505 and R-2002-0506.

13. **SR 1989-095B.2** Status Report for Resolution R-2002-0831 (Petition 1989-095B), the petition of Joseph Basil and Joel Julien. Property owner: Joseph Basil and Joel Julien. General Location: Southwest corner of the intersection of Haverhill Road and Horseshoe Circle North. Zoning District: Residential Single Family with a Class A Conditional Use to allow a Church or Place of Worship. (**EBEN-EZER BAPTIST CHURCH**)

Pages 9-14

Size: 1.98 acres ±

BCC District: 2

MOTION: To approve a time extension until May 23, 2009 for Resolution R-2002-0831.

14. **SR 1998-078C.2** Status Report for Resolutions R-1999-986 and R-2002-1255 (Petition 1998-078C), the petition of Herbert F. Kahlert and Karl A. Kahlert. Property owner: Fritz M. Kahlert, TR, Heinz Kahlert & Herbert F. Kahlert. General Location: Northwest corner of Jog Road and Woolbright Road. Zoning District: Multiple Use Planned Development with a Development Order Amendment to reconfigure master plan, add square footage and to allow a carwash and a fast food restaurant. (**THE SHOPPES OF MADISON**)

Pages 15-20

Size: 21.2 acres ±

BCC District: 5

MOTION: To approve a time extension until January 1, 2009 for Resolutions R-1999-986 and R-2002-1255.

15. **SR 2001-056.2** Status Report for Resolution R-2002-0835 (Petition 2001-056), the petition of Palm Beach Carpenters Joint Holding Company. Property owner: S & M Services III LLC. General Location: On the east side of Congress Avenue between Belvedere Road and Westgate Avenue. Zoning District: General Commercial with a Conditional Overlay Zone. **(CARPENTERS UNION)**

Pages 21-26

Size: 2.14 acres ±

BCC District: 2

MOTION: To approve a time extension until May 23, 2009 for Resolution R-2002-0835.

16. **SR 2003-034** Status Report for Resolution R-2004-0954 (Petition 2003-034), the petition of Lantana Farm Consultants, Inc. and Lantana Farm Associates, Inc. Property owner: Lantana Farm Consultants, Inc. General Location: Approximately 380 feet east of Florida's Turnpike on the south side of Lantana Road. Zoning District: Residential Planned Unit Development. **(LANTANA FARMS PUD)**

Pages 27-32

Size: 40.07 acres ±

BCC District: 3

MOTION: To approve a time extension until May 27, 2009 for Resolution R-2004-0954.

17. **SR 2003-036** Status Report for Resolution R-2004-0157 (Petition 2003-036), the petition of Homeland Plaza, LLC. Property owner: Homeland Plaza, LLC. General Location: Southwest corner of State Road 7/U.S. 441 and Windsor Lakes Boulevard/50th Street South. Zoning District: Multiple Use Planned Development. **(SOUTH ROAD OFFICE MUPD)**

Pages 33-37

Size: 9.07 acres ±

BCC District: 3

MOTION: To 1) approve a time extension until January 29, 2009 for Resolution R-2004-0157 and 2) revoke concurrency for Resolution R-2004-0157.

D. ZONING APPLICATIONS

- 18. [Z/DOA2007-202](#) Title: Resolution approving an Official Zoning Map Amendment application of Palm Beach County, South Florida Water Management District, Lessor, by Palm Beach County, Agent. Request: Rezoning from the Agricultural Production (AP) Zoning District to the Public Ownership (PO) Zoning District. Title: Resolution approving a Development Order Amendment application of Palm Beach County, South Florida Water Management District, Lessor, by Palm Beach County, Agent. Request: To add land area and modify/delete conditions of approval. General Location: On the east side of County Road 880, south of Southern (SR80) and directly south of Boat Ramp Road. **(20 MILE BEND PUBLIC USE DEVELOPMENT)** (Control 1994-006)

Pages 38-59

Conditions of Approval (19) Pages 56-59

Size: 200.60 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, 7-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Production Zoning District to the Public Ownership Zoning District.

MOTION: To adopt a resolution approving a Development Order Amendment to add land area and modify/delete conditions of approval.

E. CORRECTIVE RESOLUTIONS

- 19. [Corrective Resolution](#): To correct Engineering Conditions in Exhibit C of Resolution R-2006-0149. **(SUMMIT CHRISTIAN SCHOOL)** (DOA2005-501, Control No. 1986-114)

Pages 60-65

BCC District: 2

MOTION: To correct Engineering Conditions in Exhibit C of Resolution R-2006-0149.

- 20. [Corrective Resolution](#): To correct the legal description for Preserve Area 5 of Resolutions R-2005-1620, R-2005-390 and R-2005-391. **(ASCOT DEVELOPMENT)** (PDD/W2004-504, Control No. 2004-369)

Pages 66-69

BCC Districts: 3,5

MOTION: To correct the legal description for Preserve Area 5 of Resolutions R-2005-1620, R-2005-390 and R-2005-391.

F. ABANDONMENT

21. **ABN2007-847** Request: To revoke Resolution R-1987-880 which approved a Special Exception to allow a Planned Commercial Development. (Control 1984-197) (**STEGALL PROPERTY**)

Pages 70-72

BCC District: 3

MOTION: To adopt a resolution approving the abandonment of Resolution R-1987-880.

– END OF CONSENT AGENDA –

– START OF REGULAR AGENDA –

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA

C. STATUS REPORTS

22. **SR 1995-108.5** Status Report for Resolution R-96-541 (Petition 1995-108), the petition of Jade Land Company. Property owner: K Beverages & Food, Inc. General Location: Approximately 200 feet east of Loxahatchee Drive on the north side of Westgate Avenue. Zoning District: General Commercial with a Class A Conditional Use to allow a Wholesale Building Supply. (**PALM BEACH PLUMBING**)

Pages 73-78

Size: 1.65 acres ±

BCC District: 2

MOTION: To approve a time extension until April 25, 2009 for Resolution R-96-541.

23. **SR 1999-090.3** Status Report for Resolutions R-2000-0571 and R-2000-0572 (Petition 1999-090), the petition of Edgar Adamson, Jr. & Hixie Stephens. Property owner: Congress Shopping Center Ltd. General Location: Approximately 600 feet south of Okeechobee Boulevard on the east side of Congress Avenue. Zoning District: General Commercial with a Class A Conditional Use to allow a Self-Service Storage Facility. (**E&H SELF STORAGE**)

Pages 79-84

Size: 1.46 acres ±

BCC District: 2

MOTION: To approve a time extension until April 27, 2009 for Resolutions R-2000-0571 and R-2000-0572.

24. **SR 1992-047.5** Status Report for Resolution R-93-646 (Petition 1992-047), the petition of Ropico Inc. Property owner: National Museum of Polo & Hall of Fame, Inc. General Location: Northwest corner of Lake Worth Road and Lyons Road. Zoning District: Agricultural Residential with a Class A Conditional Use to allow a Non-Profit Assembly. (**POLO MUSEUM**)

Pages 85-90

Size: 9.79 acres ±

BCC District: 6

MOTION: To adopt a resolution to approve a Development Order Amendment to amend conditions of approval (delete conditions) in Resolution R-93-646, and approve a time extension until May 27, 2009, for Resolution R-93-646.

D. ULDC AMENDMENT ROUND 2007-01 – FIRST READING

Pages 91-146

25. **MOTION AND TITLE: STAFF RECOMMENDS A MOTION TO APPROVE ON FIRST READING AND ADVERTISE FOR ADOPTION ON AUGUST 23, 2007 AT 9:30 A.M.:** AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067 AND 03-068, AS AMENDED, AS FOLLOWS: **ARTICLE 1** - GENERAL PROVISIONS; CHAPTER E - PRIOR APPROVALS; CHAPTER F - NONCONFORMITIES; CHAPTER I - DEFINITIONS AND ACRONYMS; **ARTICLE 2** - DEVELOPMENT REVIEW PROCESS; CHAPTER A - GENERAL; CHAPTER B - PUBLIC HEARING PROCEDURES; CHAPTER D - ADMINISTRATIVE PROCESS; CHAPTER E - MONITORING; **ARTICLE 3** - OVERLAYS & ZONING DISTRICTS; CHAPTER B - OVERLAYS; CHAPTER C - STANDARD DISTRICTS; CHAPTER D - PROPERTY DEVELOPMENT REGULATIONS (PDRS); 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; **ARTICLE 5** - SUPPLEMENTARY STANDARDS; CHAPTER A - GENERAL; CHAPTER B - ACCESSORY AND TEMPORARY USES; CHAPTER C - DESIGN STANDARDS; CHAPTER G - DENSITY BONUS PROGRAM; **ARTICLE 6** - PARKING; CHAPTER A - PARKING; CHAPTER C - DRIVEWAYS AND ACCESS; **ARTICLE 7** - LANDSCAPING; CHAPTER A - GENERAL; CHAPTER C - MGTS TIER COMPLIANCE; CHAPTER E - INSTALLATION, MAINTENANCE, PRUNING, AND IRRIGATION; CHAPTER F - PERIMETER BUFFER LANDSCAPE REQUIREMENTS; **ARTICLE 8** - SIGNAGE; CHAPTER C - PROHIBITIONS; CHAPTER D - TEMPORARY SIGNS REQUIRING SPECIAL PERMIT; CHAPTER G - STANDARDS FOR SPECIFIC SIGN TYPES; **ARTICLE 11** - SUBDIVISION, PLATTING AND REQUIRED IMPROVEMENTS; CHAPTER A - GENERAL REQUIREMENTS; CHAPTER B - SUBDIVISION REQUIREMENTS; CHAPTER E - REQUIRED IMPROVEMENTS; **ARTICLE 12** - TRAFFIC PERFORMANCE STANDARDS; CHAPTER A - GENERAL; CHAPTER B - STANDARD; CHAPTER C - TRAFFIC IMPACT STUDIES; CHAPTER D - PROCEDURE; **ARTICLE 14** - ENVIRONMENTAL STANDARDS; CHAPTER B - WELLFIELD PROTECTION; CHAPTER C - VEGETATION PRESERVATION AND PROTECTION; **ARTICLE 15** - HEALTH REGULATIONS; CHAPTER A - (ENVIRONMENTAL CONTROL RULE I) - ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS (OSTDS); **ARTICLE 17** - DECISION MAKING BODIES; CHAPTER A - BOARD OF COUNTY COMMISSIONERS; CHAPTER C - APPOINTED BODIES; CHAPTER D - STAFF OFFICIALS; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

E. PREVIOUSLY POSTPONED ZONING APPLICATIONS

26. **Z/CA2007-200** Title: Resolution approving an Official Zoning Map Amendment application of 6620 Lakeside Road, LLC, by Perry & Taylor PA, Agent. Request: Rezoning from the Single-family Residential (RS) Zoning District to the General Commercial (CG) Zoning District. Title: Resolution approving a Class A Conditional Use application of 6620 Lakeside Road, LLC, by Perry & Taylor PA, Agent. Request: To allow a Dispatching Office and a General Repair and Maintenance Facility. General Location: Approximately 451 feet south of Jog Road on the west side of Florida's Turnpike. **(PALM BEACH TRANSPORTATION COMMUNICATION CENTER)** (Control 1996-042)

Pages 147-177

Conditions of Approval (22) Pages 163-177

Size: 3.14 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 7-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Single-Family Residential Zoning District to the General Commercial Zoning District.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Dispatching Office and a General Repair and Maintenance Facility.

- 27. **PDD/DOA/TDR2006-1931** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Kirk Angelocci, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) Zoning District. Title: Resolution approving a Development Order Amendment application of Kirk Angelocci, by Land Design South, Inc., Agent. Request: To add land area; add units; reconfigure master plan, and modify/delete conditions of approval. Title: Resolution approving a Transfer of Development Rights application of Kirk Angelocci, by Land Design South, Inc., Agent. Request: To allow the Transfer of Development Rights for 14 units. General Location: Approximately 0.5 mile west of Haverhill Road on the south side of Purdy Lane. **(ANGELOCCI PROPERTY PUD)** (Control 2003-061)

Pages 178-212

Conditions of Approval (46) Pages 202-212

Size: 12.92 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 7-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Planned Unit Development Zoning District.

MOTION: To adopt a resolution approving a Development Order Amendment to add land area; add units; reconfigure master plan, and modify/delete conditions of approval.

MOTION: To adopt a resolution approving the Transfer of Development Rights for 14 units and to designate this application as the receiving area.

5. DIRECTOR COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

6. COMMISSIONER COMMENTS

7. ADJOURNMENT