

**Board of County Commissioners**

Addie L. Greene, Chairperson  
Jeff Koons, Vice Chair  
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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA**

**SEPTEMBER 24, 2007**

**AGENDA ITEM #  
PAGE #**

**APPLICATION/CHANGE**

**POSTPONEMENTS**

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**SCA 2006-029 – WOOLBRIGHT/JOG OFFICE A.K.A. WOOLBRIGHT OFFICE CENTER**

MOTION: To postpone to October 25, 2007. (Requested by the applicant)

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**PDD2006-960 – WOOLBRIGHT OFFICE CENTER**

MOTION: To postpone to October 25, 2007. (Requested by the applicant)

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**SCA 2007-018 – OKEECHOBEE VOLVO A.K.A. PALM BEACH VOLVO - OKEECHOBEE BLVD)**

MOTION: To postpone to October 25, 2007. (Requested by the applicant)

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**Z/DOA2007-190 – PALM BEACH VOLVO – OKEECHOBEE BLVD**

MOTION: To postpone to October 25, 2007. (Requested by the applicant)

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**CA2006-1930 – SOUTH BAY QUARRY**

MOTION: To postpone to October 25, 2007. (Requested by the applicant)

**MOVE TO CONSENT AND AMEND**

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**PDD2006-502 – SEMINOLE ORANGE PLAZA**

Delete ENGINEERING SIGNALIZATION REQUIRMENTS Condition 2 and renumber accordingly.

Delete ENGINEERING Condition 6.B and renumber accordingly.

Modify LANDSCAPE STANDARD Condition 3 to read as follows:

3. All palm or pine trees required to be planted on the property by this approval shall meet the following minimum standards at installation:
  - a. ~~palm~~-heights: twelve (12) feet clear trunk;
  - b. clusters: staggered heights twelve (12) to eighteen (18) feet; and,
  - c. credit may be given for existing or relocated palms or pines provided they meet current ULDC requirements. (BLDG PERMIT: LANDSCAPE - Zoning)

Delete LANDSCAPE STANDARD Condition 4 and renumber accordingly.

Modify LANDSCAPE STANDARD Conditions 5 and 6 to read as follows:

5. Field adjustment of ~~berm, plant material, and wall locations~~ may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (BLDG PERMIT: LANDSCAPE - Zoning)
6. Special planting treatment shall be provided within a median at the ~~main~~ central access point ~~access point~~ from Orange Boulevard, and as shown on the site plan dated March 26, 2007. Planting shall consist of the following:
  - a. a minimum of three (3) native palms or flowering trees species ~~that is acceptable to the Landscape Section;~~
  - b. ~~a continuous row of medium shrub or hedge between all palms within the median, where applicable; and,~~ appropriate ground cover and native shrubs;
  - c. all plant materials shall be planted in a naturalistic and meandering pattern. (BLDG PERMIT: LANDSCAPE - Zoning)

Modify LANDSCAPE Condition 8 to read as follows:

ZONING - LANDSCAPING ALONG THE NORTH PROPERTY LINE  
(ABUTTING ORANGE BOULEVARD)

8. In addition to code requirements, the landscape buffers along the north property lines shall be upgraded to include:
  - a. a minimum of one (1) palm or slash pine tree ~~tree~~ for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE - Zoning)

Modify Landscape Condition 9 to read as follows:

ZONING -LANDSCAPING ALONG THE WEST PROPERTY LINE  
(ABUTTING SEMINOLE PRATT WHITNEY ROAD)

9. In addition to code requirements, the landscape buffers ~~along the west property lines~~ shall be upgraded to include:
  - a. ~~a two (2) to three (3) foot high undulating berm with an average height of two and one half (2.5) feet except where existing trees are to be preserved; and~~
  - b. ~~one (1) palm or slash pine tree~~ for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSACAPE - Zoning)

Delete SIGNS Condition 1 and renumber accordingly.

Modify Sign Condition 2 to read as follows:

2. ~~Freestanding point-of-purchase signs fronting on Seminole Pratt Whitney Road shall be limited as follows:~~
  - ~~a. maximum sign height, measured from finished grade to highest point – twelve (12) feet;~~
  - ~~b. a. maximum sign face area per side – one hundred (100) square feet;~~
  - ~~c. b. maximum number of signs - one (1);~~
  - ~~d. c. style - monument style only;~~
  - ~~e. d. location - within fifty (50) feet of the access point measured from edge of pavement; and,~~
  - ~~f. signs shall be limited to identification of project name, address, and tenant names only. (BLDG PERMIT: BLDG-Zoning)~~

## AMENDMENTS TO THE AGENDA

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Page 7

### **SR 1997-034.4 – MOROSO CIRCLE TRACK**

Amend motion to read as follows:

MOTION: To approve a time extension until June 23, 2009 for Resolution R-1997-772.

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Page 19

### **SR 2003-036 – SOUTH ROAD OFFICE MUPD**

Amend motion to read as follows:

MOTION: To approve a time extension until January 29, 2009 for Resolution R-2004-0157, and until December 31, 2007 for Condition E.1 of Resolution R-2004-0157.

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### **PDD/DOA2007-051 – ARRIGO DODGE MUPD**

Delete ENVIRONMENTAL Condition 1 and replace with the following:

1. Prior to Final Site Plan approval by the Development Review Officer, the property owner shall demonstrate that all vehicle parking and storage complies with the requirements of Article 14.B. "Wellfield Protection." (DRO:ERM-ERM)

Modify Engineering Condition 9 to read as follows:

9. The property owner shall pay an additional Fair Share Fee in accordance with the Okeechobee Boulevard CRALLS mitigation Analysis. The additional fair share fee for this project has been determined to be 0.715 times the applicable road impact fee, to be paid at the time of issuance of the next Building Permit. (ONGOING: ACCOUNTING-Impact Fee Coordinator)

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Page 191

### **DOA2006-1697 – BROWN LANDHOLDING, INC.**

Delete ZONING – LANDSCAPING-INTERIOR Condition 11 and replace with the following:

11. Prior to issuance of a building permit, a landscape screen including a six (6)-foot high vinyl-coated chain link fence with a continuous six (6)-foot high hedge, and trees planted twenty-five (25) feet on center, shall be installed to screen the trailer display and storage area from the customer parking area. The landscape screen shall be a minimum length of three hundred twenty (320) feet, located

along the east boundary of the display and storage area, excluding Building C, and as shown on the site plan dated July 16, 2007.  
(BLDG PERMIT: LANDSCAPE - Zoning)

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**PDD2007-055 – SOUTHERN/SANSBURY’S MUPD**

Delete Signs Condition 3.

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Page 448

**PDD/R2006-1675 – HAGEN RANCH/BOYNTON BEACH MUPD**

Modify USE LIMITATION Condition 2 to read as follows:

2. Total gross floor area of Building B shall be limited to a maximum of twelve thousand (12,000) square feet for medical or dental offices or a combination allowing a minimum six thousand (6,000) square feet for medical or dental offices and a maximum of six thousand (6,000) square feet for personal services, printing and copying services, professional or governmental offices or laundry services. ~~No further expansion is permitted except subject to BCC approval.~~ Any additional expansion of these uses shall be in accordance with Article 2.D.1.G.3 of the ULDC. (ONGOING: ZONING - Zoning)

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**COMMUNICATION TOWERS**

Remove from Zoning Director Comments

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

Robert Weisman

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

**SEPTEMBER 24, 2007**

**MONDAY  
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 1-3)**

**3. CONSENT AGENDA (Pages 4-9)**

- o Staff
- o Board
- o Public

**4. REGULAR AGENDA (Pages 10-16)**

**5. DIRECTOR COMMENTS (Page 15-16)**

**6. COMMISSIONER COMMENTS (Page 16)**

**7. ADJOURNMENT (Page 16)**

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**

**SEPTEMBER 24, 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. **DOA2006-1694** Title: Resolution approving a Development Order Amendment application of Haitian Bethel Baptist Church, Inc., Jean Joint, Robert Borgelin, by Ron Uphoff, Agent. Request: To reconfigure the site plan and add square footage. General Location: High Ridge Road approximately .44 miles south of Hypoluxo Road. **(FRIENDSHIP BAPTIST CHURCH)** (Control 1979-077)

N/A

Size: 1.93 acres ±

BCC District: 3

MOTION: None required. Postponed to October 25, 2007.

- 2. **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 to October 25, 2007.

3. **Z/CA2006-1914** Title: Resolution approving an Official Zoning Map Amendment application of Jorge Sarria, by Jon E Schmidt & Associates, Agent. Request: Rezoning from the Residential High Density (RH) Zoning District to the Multi-family Residential (RM) Zoning District. Title: Resolution approving a Class A Conditional Use application of Jorge Sarria, by Jon E. Schmidt & Associates, Agent. Request: To allow the Transfer of Development Rights for 10 units. General Location: Approximately 1300 feet north of Belvedere Road on the west side of Haverhill Road. **(THE RESIDENCES AT HAVERHILL)** (2006-551)

N/A

Size: 2.70 acres ±

BCC District: 2

MOTION: None required. Postponed to November 29, 2007.

4. **DOA/R2007-528** Title: Resolution approving a Development Order Amendment application of Harvey Geller, by Land Design South, Inc., Agent. Request: To reconfigure site plan. Title: Resolution approving a Requested Use application of Harvey Geller, by Land Design South, Inc., Agent. Request: To allow a Daycare, General Assembly-Non-Profit, and a Veterinary Clinic. General Location: Southeast corner of Yamato Road and SR 7/US 441. **(YAMATO COURT MUPD)** (Control 2005-597)

N/A

Size: 24.98 acres ±  
(affected area 15.0 acres ±)

BCC District: 5

MOTION: None required. Postponed to November 29, 2007.

5. **SR 1991-042A** Status Report for Resolutions R-2004-1373 and R-2004-1374 (Petition 1991-042A), the petition of Faith United Methodist Church of Boynton Beach, FL. Property owner: Faith United Methodist Church of Boynton Beach of Florida, Inc. General Location: Approximately 0.25 mile east of Jog Road on the south side of Boynton Beach Boulevard. Zoning District: Residential Single Family with a Development Order Amendment to add square footage and to reconfigure site plan to previous Special Exception to allow a church, accessory buildings and structures and day care center. **(FAITH UNITED METHODIST CHURCH)**

Pages 1-6

Size: 10.18 acres ±

BCC District: 5

MOTION: To postpone to November 29, 2007. (Requested by the owner)

6. **SR 1997-034.4** Status Report for Resolution R-97-772 (Petition 1997-034), the petition of Richard Moroso. Property owner: Moroso Motorcross Park, LLC/Susan Moroso Strecker. General Location: Approximately 0.3 miles south of Indiantown Road on the east side of Beeline Highway. Zoning District: Multiple Use Planned Development with an Arena (race track 3/8 mile). **(MOROSO CIRCLE TRACK)**

Pages 7-11

Size: 40 acres ±

BCC District: 1

MOTION: To postpone to November 29, 2007. (Requested by the owner)

**B. WITHDRAWALS**

7. **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)

Page 12

Size: 3.50 acres ±

BCC District: 3

MOTION: None. (Applicant Requested)

**C. REMANDS**

**- END OF POSTPONEMENTS/WITHDRAWALS/REMANDS -**



**3. CONSENT AGENDA**

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

**B. DISCLOSURES FOR THE CONSENT ITEMS**

**C. PREVIOUSLY POSTPONED STATUS REPORTS**

- 8. **SR 2001-077** Status Report for Resolution R-2004-0509 (Petition 2001-077), the petition of James K. Johnson. Property owner: Planet Kids IX, Inc. General Location: Southwest corner of 92nd Lane North and Seminole Pratt Whitney Road. Zoning District: Agricultural Residential with a Class A Conditional Use to allow a general daycare. **(PLANET KIDS IX)**

Pages 13-18

Size: 1.34 acres ±

BCC District: 6

MOTION: To approve a time extension until December 31, 2007 for Resolution R-2004-0509.

- 9. **SR 2003-036** Status Report for Resolution R-2004-0157 (Petition 2003-036), the petition of Homeland Plaza, LLC and JR Eisenman Properties, 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 19-23

Size: 9.07 acres ±

BCC District: 3

MOTION: To approve a time extension until January 29, 2009 for Resolution R-2004-0157.

**D. PREVIOUSLY POSTPONED STATUS REPORTS**

- 10. **SR 1987-006D** Status Report for Resolution R-2003-0939 (Petition 1987-006D), the petition of Autonation Imports of Palm Beach, Inc. Property owner: Autonation Imports PB, Inc. General Location: Southwest corner of Okeechobee Boulevard and Congress Avenue. Zoning District: General Commercial with a Special Exception for a Vehicle Sales and Rental. **(LEXUS OF PALM BEACH)**

Pages 24-33

Size: 3.97 acres ±

BCC District: 2

MOTION: To approve a time extension to February 2, 2009 for Resolution R-2003-0939.

**E. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- 11. **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)

Pages 34-58

Conditions of Approval (23) Pages 48-54

Size: 3.703 acres ±

BCC District: 3

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 Specialized Commercial Zoning District to the Multiple Use Planned Development Zoning District.

MOTION: To adopt a resolution for a Development Order Amendment to add land area, reconfigure the site plan and add/delete conditions of approval.

**F. ZONING APPLICATIONS**

- 12. **Z2007-076** Title: Resolution approving an Official Zoning Map Amendment application of Peter and Helen Angelo, by Charles Putman & Associates, Agent. Request: Rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approximately 0.5 mile south of Hypoluxo Road on the east side of Jog Road. **(ANGELO PROPERTY)** (Control 1975-161)

Pages 59-74

Conditions of Approval (6) Pages 69-70

Size: 4.90 acres ±

BCC District: 3

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 Residential Estate Zoning District to the Residential Transitional Zoning District with a Conditional Overlay Zone.

13. **CA2007-056** Title: Resolution approving a Class A Conditional Use application of Boynton Beach Community Church, Inc., by Land Research Management, Inc., Agent. Request: To allow a Place of Worship. General Location: North side of West Boynton Beach Boulevard (SR804) east of SR7/441 and West of Lyons Road. **(BOYNTON BEACH COMMUNITY CHURCH)** (Control 2007-010)

Pages 75-100

Conditions of Approval (27) Pages 88-92

Size: 9.41 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Place of Worship.

14. **Z2007-524** Title: Resolution approving an Official Zoning Map Amendment application of James Farris, by Land Research Management, Inc., Agent. Request: Rezoning from the Residential Transitional (RT) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone. General Location: North side of Wallis Road, approximately .25 mile east of Cleary Road. **(FARIS PROPERTY)** (Control 2007-174)

Pages 101-121

Conditions of Approval (8) Pages 111-113

Size: 1.36 acres ±

BCC District: 6

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 Residential Transitional Zoning District to the Light Industrial Zoning District with a Conditional Overlay Zone.

15. **PDD/DOA2007-051** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District (PDD) application of Arrigo Enterprises, Inc., by Greenberg Traurig, PA, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Development Order Amendment application of Arrigo Enterprises, Inc., by Greenberg Traurig, PA, Agent. Request: To add land area, reconfigure site plan, add square footage, add access point (Jog Road), modify/delete Conditions of Approval. General Location: Southwest corner of Okeechobee Boulevard and the Florida's Turnpike. **(ARRIGO DODGE MUPD)** (Control 1995-022)

Pages 122-162

Conditions of Approval (48) Pages 139-150

Size: 44.71 acres ±

BCC District: 2

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 Multiple Use Planned Development Zoning District.

MOTION: To adopt a resolution approving a Development Order Amendment to add land area, reconfigure site plan, add square footage, add access point (Jog Road), modify/delete Conditions of Approval.

16. **DOA2007-721** Title: Resolution approving a Development Order Amendment application of Lake Worth Self Storage, Ltd., Partnership by Gentile, Holloway, O'Mahoney & Associates Agent. Request: To modify a Condition of Approval (Landscape #15). General Location: Northwest corner of the Florida's Turnpike and Lake Worth Road. **(LAKE WORTH SELF STORAGE)** (Control 1996-004)

Pages 163-190

Conditions of Approval (66) Pages 176-187

Size: 17.28 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving a Development Order Amendment to modify a Condition of Approval (Landscape #15).

17. **DOA2006-1697** Title: Resolution approving a Development Order Amendment application of Brown Landholding, Inc., by Anna S. Cottrell & Associates, Agent. Request: To modify/delete Conditions of Approval (Landscaping) and to reconfigure the site plan. General Location: West side of Benoist Farms Road approximately 0.2 mile south of Belvedere Road. **(BROWN LANDHOLDING, INC.)** (Control 1988-019)

Pages 191-217

Conditions of Approval (24) Pages 206-213

Size: 10.0 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving a Development Order Amendment to modify/delete Conditions of Approval (Landscaping) and to reconfigure the site plan.

18. **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)

Pages 218-234

Voluntary Commitments (7) Pages 232-234

Size: 618.93 acres ±

BCC District: 6

Affected: 92.57 acres ±

Staff Recommendation: Approval, subject to voluntary commitments.

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

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

19. **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)

Pages 235-264

Conditions of Approval (25) Pages 254-258

Size: 8.01 acres ±

BCC District: 3

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 Single-family Residential Zoning District with a Conditional Overlay Zone.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow Townhomes.

20. **PDD2007-055** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development Zoning District application of Panattoni Development Company, LLC, by Gentile, Holloway, O'Mahoney & Assoc, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. General Location: Northeast corner of Southern Boulevard and Sansbury's Way. **(SOUTHERN/SANSBURY'S MUPD)** (Control 2007-018)

Pages 265-293

Conditions of Approval (33) Pages 277-284

Size: 24.35 acres ±

BCC District: 6

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 Multiple Use Planned Development Zoning District.

**– 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

21. **SR 1981-152D.6** Status Report for Resolution R-98-1317 (Petition 1981-152D), the petition of Sunset Centres Ltd. Partnership. Property owner: Sunset Centres, LTD, Sunset Centres Outparcels, Zigelbaum Washington St., LLC, 1629 Ill, LLC. General Location: Northeast corner of Boynton Beach Boulevard and Military Trail. Zoning District: General Commercial with a Special Exception for a Planned Commercial Development. **(BOYNTON TRAIL CENTRE)**

Pages 294-299

Size: 4.00 acres ±

BCC District: 3

MOTION: To approve a time extension until July 1, 2009 for Resolution R-98-1317.

22. **SR 1987-024I.5** Status Report for Resolutions R-1999-2251 and R-2001-0812 (Petitions 1987-024H and 1987-024I), the petitions of Robert J. Amsdell, TR. Property owner: YSI LLC and Forest Hills Petroleum, LLC and Victor Nas Petro, LLC. General Location: Approximately 0.25 mile west of Jog Road on the south side of Lantana Road. Zoning District: General Commercial with a Special Exception for a Planned Commercial Development. **(LANTANA ROAD PCD)**

Pages 300-305

Size: 18.28 acres

BCC District: 3

MOTION: To approve a time extension until June 10, 2009 for Resolutions R-1999-2251 and R-2001-0812.

23. **SR 1987-152C.6** Status Report for Resolution R-94-778 (Petition 1987-152C), the petition of Southern Self Storage. Property owner: Public Storage Inc. General Location: Approximately 0.4 mile south of Hypoluxo Road on the east side of Military Trail. Zoning District: General Commercial with a Special Exception for a Planned Commercial Development. **(SOUTHERN SELF STORAGE)**

Pages 306-311

Size: 8.6 acres ±

BCC District: 3

MOTION: To approve a time extension until June 10, 2009 for Resolution R-94-778.

24. **SR 1996-026.7** Status Report for Resolution R-96-816 (Petition 1996-026), the petition of Roger Dean. Property owner: RD Family, Ltd. Partnership. General Location: Approximately 0.25 mile east of Congress Avenue on the south side of Okeechobee Boulevard. Zoning District: General Commercial with a Class A Conditional Use to allow a fast food restaurant within the Westgate CRA Overlay District. **(BAGELS TO GO)**.

Pages 312-317

Size: 0.52 acres ±

BCC District: 2

MOTION: To approve a time extension until June 24, 2009 for Resolution R-96-816.

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

25. **SCA 2007-039** Belvedere/ Sansbury Commercial, by Chris Barry, Jon E. Schmidt & Associate, Inc. Small Scale Land Use Amendment (SCA): Amend land use to change the Future Land Use designation for a 2.15 acres parcel from Industrial (IND) to Commercial High with an underlying Industrial land use (CH/IND). General Location: Southwest corner of Belvedere Road and Sansbury's Way. **(BELVEDERE/SANSBURY COMMERCIAL A.K.A. HIGHLAND PARK)**

Pages 318-329

Size: 2.15 acres ±

BCC District: 6

Staff Recommendation: Denial of the requested Future Land Use change from IND to CH/IND.

LPA Recommendation: Recommended Denial of the requested Future Land Use change from IND to CH/IND (8-2 vote) at the September 7, 2007 public hearing.

MOTION: To **deny** an ordinance to approve the proposed amendment from IND to CH/IND.



26. **SCA 2006-029** Woolbright/Jog Office, by Jamie Gentile, Gentile Holloway, O'Mahoney & Associates, Inc. Small Scale Land Use Amendment (SCA): Amend land use to change the Future Land Use designation for a 3.63 acres parcel from Low Residential, 3 units per acre (LR-3) to Commercial Low, with an underlying 3 units per acre (CL/3). General Location: Approximately 200 feet west of Jog Road on the south side of Woolbright Road. **(WOOLBRIGHT/JOG OFFICE A.K.A. WOOLBRIGHT OFFICE CENTER)**

Pages 330-352

Size: 3.63 acres ±

BCC District: 5

Staff Recommendation: Approval with a condition of the requested Future Land Use change from LR-3 to CL/3.

LPA Recommendation: Recommended Approval of the requested Future Land Use change from LR-3 to CL/3 (8-0 vote) at the August 18, 2006 public hearing.

MOTION: To adopt an ordinance to approve the proposed amendment from LR-3 to CL/3 with a condition to limit the subject parcel to office and accessory uses only, and a maximum FAR of .35.

27. **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) Zoning District. General Location: Approximately 200 feet west of Jog Road on the south side of Woolbright Road. **(WOOLBRIGHT OFFICE CENTER)** (Control 2006-305)

Pages 353-375

Conditions of Approval (26) Pages 367-371

Size: 3.62 acres ±

BCC District: 5

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 Multiple Use Planned Development Zoning District.

28. **SCA 2007-018** Okeechobee Volvo, by Colleen Hahn, Land Design South/Suburban of Palm Beach Small Scale Land Use Amendment (SCA): Amend land use to change the Future Land Use designation for a 1.08 acres parcel from Medium Residential, 5 units per acre (MR-5) to Commercial High, with Crosshatching and an underlying 5 units per acre (CHX/5). General Location: Southwest Corner of Okeechobee Boulevard and Breezy Lane. **(OKEECHOBEE VOLVO A.K.A. PALM BEACH VOLVO -OKEECHOBEE BLVD)**

Pages 376-388

Size: 1.08 acres ±

BCC District: 2

Staff Recommendation: Approval of the requested Future Land Use change from MR-5 to CHX/5 with a condition.

LPA Recommendation: Recommended Approval of the requested Future Land Use change from MR-5 to CHX/5 (9-0 vote) with a condition to cross hatch the property at the May 11, 2007 public hearing. The cross hatching limits the land area to parking and landscaping.

MOTION: To adopt an ordinance to approve the proposed amendment from MR-5 to CHX/5 with a condition that the subject property shall be crosshatched and restricted to landscaping, drainage and/or at-grade employee and inventory parking. T here shall be no commercial intensity and/or square footage associated with the crosshatched property.

29. **Z/DOA2007-190** Title: Resolution approving an Official Zoning Map Amendment application of Suburban of Palm Beach, LLC, by Land Design South, Inc, Agent. Request: Rezoning from the Multi-family Residential (RM) Zoning District to the General Commercial (CG) Zoning District. Title: Resolution approving a Development Order Amendment application of Suburban of Palm Beach, LLC, by Land Design South, Inc, Agent. Request: To add land area, reconfigure site plan and modify/delete Conditions of Approval (Parking, Site Design and Landscaping). General Location: Southeast corner of Okeechobee Boulevard and Breezy Lane. **(PALM BEACH VOLVO - OKEECHOBEE BLVD.)** (Control 1984-051)

Pages 389-422

Conditions of Approval (36) Pages 405-413

Size: 3.41 acres ±  
(affected area 0.47 acres ±)

BCC District: 2 & 5

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 Multi-family Residential Zoning District to the General Commercial Zoning District with a Conditional Overlay Zone.

MOTION: To adopt a resolution approving a Development Order Amendment to add land area, reconfigure site plan and modify/delete Conditions of Approval (Parking, Site Design and Landscaping) .

**E. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

30. **PDD2006-502** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Loxahatchee Venture, LLC, Loxahatchee Venture, LTD, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. General Location: Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard. **(SEMINOLE ORANGE PLAZA)** (2006-012)

Pages 423-447

Conditions of Approval (36) Pages 437-444

Size: 11.88 acres  $\pm$

BCC District: 6

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 Multiple Use Planned Development Zoning District.

31. **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 financial institutions (2) with drive through lanes. General Location: Northwest corner of Hagen Ranch Road and Boynton Beach Boulevard. **(HAGEN RANCH/BOYNTON BEACH MUPD)** (Control 2006-520)

Pages 448-473

Conditions of Approval (27) Pages 465-469

Size: 3.70 acres  $\pm$

BCC District: 5

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 Multiple Use Planned Development Zoning District.

MOTION: To adopt a resolution approving a Requested Use to allow financial institutions (2) with drive through lanes.

**F. ZONING APPLICATIONS**

- 32. **CA2006-1930** Title: Resolution approving a Class A Conditional Use application of King Ranch, Inc., by Greenberg Traurig, PA, Agent. Request: To allow a Type III B Excavation. General Location: Approximately 10 miles south of Belle Glade on the east side of SR827. **(SOUTH BAY QUARRY)** (Control 2006-554)

Pages 475-509

Conditions of Approval (47) Pages 498-505

Size: 3773.42 acres ±

BCC District: 6

DISCLOSURE

Staff Recommendation: Denial.

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

MOTION: To adopt a resolution denying a Class A Conditional Use to allow a Type III B Excavation.

- 33. **DOA2007-049** Title: Resolution approving a Development Order Amendment application of Kabbalah Learning Center, Inc., by Gentile, Holloway, O'Mahoney & Associates, Agent. Request: To modify/delete Conditions of Approval (Sign Condition J.1.) General Location: Approximately 0.33 miles West of the intersection of Palmetto Park Road and the Florida's Turnpike. **(KABBALAH LEARNING CENTER)** (Control 1997-094)

Pages 510-530

Conditions of Approval (27) Pages 522-526

Size: 2.63 acres ±

BCC District: 5

DISCLOSURE

Staff Recommendation: Denial.

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

MOTION: To adopt a resolution denying a Development Order Amendment to modify/delete Conditions of Approval (Sign Condition J.1).

**5. DIRECTOR COMMENTS**

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**

- 34. **Temp Signs for New Residential Development** - Update on request from Industry for staff to support a variance to allow for an extension to the time limitation for real estate signs, Article 8.D.5 (Attachment)

Page 531

35. **Communication Towers** - Staff is seeking direction from the Board on code amendments to recognize allowing existing tower to be permitted in a potential AGR PUD Preserve.

Pages 532-536

**C. PLANNING DIRECTOR**

**6. COMMISSIONER COMMENTS**

**7. ADJOURNMENT**