

**Board of County Commissioners**

Addie L. Greene, Chairperson  
Jeff Koons, Vice Chair  
Karen T. Marcus  
Robert J. Kanjian  
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**

**OCTOBER 25, 2007**

**AGENDA ITEM #**  
**PAGE #**

**APPLICATION/CHANGE**

**POSTPONEMENTS**

33  
Page 436

**CA2006-1930 – SOUTH BAY QUARRY**

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

**AMENDMENTS TO THE AGENDA**

12  
Page 61

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

Delete Landscape Conditions 4 through 10, and replace with new Landscape Conditions 4 through 12 in the following order:

**ZONING – LANDSCAPING**

4. Field adjustment of berm and plant material 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)

**LANDSCAPING ALONG THE SOUTH AND WEST PROPERTY LINES (ABUTTING SOUTHERN BOULEVARD AND SANSBURY WAY)**

5. In addition to code requirements, the landscape buffers along the south and 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; and,
- b. one (1) palm or pine 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)

6. Prior to final approval by the Development Review Officer (DRO), the plan(s) shall be revised to show the following shade structures in each location:

- a. a minimum of two (2) trellis along the western access driveway of Southern Boulevard and the southern access driveway of Sansbury Way. These trellis structures shall be located both sides of the western access point of Southern Boulevard and both sides of the southern access point of Sansbury Way. Trellis shall have a minimum of nine (9) feet in length and eleven (11) feet in width;
  - b. a minimum of two (2) trellis/gazebo along the western access driveway of Southern Boulevard. These trellis/gazebo structures shall be located adjacent to the north end of the main parking lot area. Trellis/ gazebo shall have a minimum dimension of nine (9) feet in length and twenty-nine (29) feet in width;
  - c. design/details of these structures shall be consistent with the structures as shown on the Regulating Plan dated September 19, 2007. (DRO:ZONING-Zoning)
7. Special planting treatment shall be provided in the following locations and shall include:
  - a. One (1) specimen Medjool or Canary Date Palm on both sides of each of the access points of Southern Boulevard and Sansbury Way, and also on the southwest corner of Building F. (BLDG PERMIT: LANDSCAPE - Zoning)
8. Special planting treatment shall be provided in the following locations and shall include:
  - a. Royal Palms or a similar species acceptable to the Landscape Section shall be planted in the median of the access point of Sansbury Way, and along both sides of the western access driveway of Southern Boulevard for a minimum length of three hundred and thirty (330) feet;
  - b. Each palm shall be planted at a maximum spacing of thirty (30) apart. Palms shall have a minimum height of twenty (20) feet with a minimum greywood of twelve (12) feet. (BLDG PERMIT: LANDSCAPE - Zoning)
9. Prior to final approval by the Development Review Officer (DRO), the site plan shall be revised to show a focal point in the midpoint of the western access driveway of Southern Boulevard. The focal point shall include, but not limited to, a fountain; a bell tower; a plaza or a decorative paving pattern that reflects the architectural theme of the principal structures. If a paving pattern is being provided, paving should consist of a minimum area of 1,960 square feet with a minimum radius of twenty-five (25) feet. Details of this focal point shall be subject to the Architectural Review Section for review and approval. (DRO:ARCH REVIEW-Zoning)
10. Decorative pavers or stamped concrete shall be provided along the internal driveway in areas where shown on the site plan dated September 28, 2007. The property owner shall also provide additional decorative paving in two other areas as follows:
  - a. a minimum of 3,000 square feet at the Sansbury Way access driveway; and,
  - b. A minimum of 3,000 square feet at the drive aisle adjacent to the south entrance area of Building B. (DRO: ZONING-Zoning)
11. Prior to final approval by the Development Review Officer (DRO), the site plan shall be revised to show a divider median between each drive thru lane of Bank Building G, and as follows:

- a. a minimum width of five (5) feet, excluding curb;
- b. a minimum length of eighty (80) feet;
- c. each end of the median shall have a minimum five (5) feet by five (5) feet of planting area extended beyond the boundary of the overhead canopy;
- d. one (1) palm tree with a minimum ten (10) feet of greywood and appropriate ground cover shall be installed in each planting area; and,
- e. the remaining portion of the median shall be paved with decorative paving such as precast concrete pavers, stamped concrete or any other materials acceptable to the Landscape Section. (DRO:LANDSCAPE - Zoning)

12. The property owner may replace the tree diamonds that are adjacent to the pedestrian walkway located in the southeast parking lot. If any of the tree diamonds are eliminated, the property owner shall provide a minimum of two (2) trellis structures. The trellis dimensions shall be consistent and pursuant to Landscape Condition 6.a. Prior to final approval by the Development Review Officer (DRO), the property owner may revise the site plan to reflect this option. (DRO:LANDSCAPE - Zoning)

Modify USE LIMITATIONS Condition 1 to read as follows:

- 1. Outdoor retail business activities shall not be allowed on the property, excluding activities approved by a Special Permit, deliveries and drive-thru activities only. (ONGOING: CODE ENF - Zoning)

Modify SIGNS Condition 1 to read as follows:

- 1. Freestanding signs fronting on Southern Boulevard shall be limited as follows:
  - a. maximum number of signs – three (3);
  - b. location – shall be as shown on the approved site plan dated September 28, 2007; sign ‘A’ near the eastern property line, sign ‘B’ near the central entrance and sign ‘C’ near the western property line.
  - c. maximum sign height, measured from finished grade to highest point – shall be ~~eight (8)~~ twelve (12) feet for sign ‘A’; ~~and twelve (12) feet for signs ‘B’ and eight (8) feet for sign ‘C’;~~
  - d. maximum sign face area per side – shall be eighty square feet (80) feet for sign ‘A’ ‘C’ and one hundred twenty square feet (120) feet for signs ‘A’ and ‘B’ ~~and ‘C’;~~ and
  - e. style - monument style only. (BLDG PERMIT: BLDG - Zoning)

**Z2007-892 – SOUTHWEST COUNTY TRANSFER STATION**

Modify LAKE WORTH DRAINAGE DISTRICT Condition 1 to read as follows:

- 1. ~~Based on the canal cross-sections submitted to the District on August 13, 2007 from Kilday & Associates, t~~ The District will require that prior to the recording of plat or approval from the District for Technical Compliance, the owner shall convey to the District either by warranty deed or easement the South 40 25 feet of Tracts 49\_ 53, Section 7, PBFCP1, PB 2, PG 26, which includes the north 15 feet of the 30 foot platted road as originally platted; also being the south 10 feet of Tracts 49-53, Section 7, PBFCP1, PB 2, PG 26 as shown on the boundary survey done by The Wantman Group, Inc. dated June 4, 2007. Additional right-of-way will not be required for the E-1 Canal, based on cross-sections. (PLAT: LWDD-ENG)

**DOA2007-723 – APPOLONIA FARMS PUD**

Modify PLANNED UNIT DEVELOPMENT Condition 4 to read as follows:

4. Decorative pavers (stamped concrete or paving blocks) shall be provided along the internal driveway indicated on the master plan and regulating plan dated July 23, 2004. The minimum dimension for each area shall be as follows:
  - a. main access point ( State Road 7) 19,300 square feet;
  - b. west entrance on Lyons Road 25,500 square feet;
  - c. east entrance on Lyons Road 25,700 square feet;
  - d. focal point FP-2 9,700 square feet;
  - e. pedestrian walkways 120 square feet each;  
(DRO/BLDG PERMIT: DRO/ZONING -Zoning) (Previous Condition D.4 of Resolution NO. R-2004-2271, Control No. PDD2004-022)

Is hereby amended to read:

Decorative pavers (stamped concrete or paving blocks) shall be provided along the internal driveway indicated on the master plan and regulating plan dated ~~July 23, 2007~~ August 10, 2007. The minimum dimension for each area shall be as follows:

- a. main access point ( East/West Collector Road 19,300 square feet;
- b. west entrance on Lyons Road 25,500 square feet;
- c. east entrance on Lyons Road 25,700 square feet;
- d. focal point FP-2 9,700 square feet;
- e. pedestrian walkways 120 square feet each;  
(DRO/BLDG PERMIT: ~~DRO/ZONING~~/BLDG - Zoning)

**DOA/EAC2007-875 – VISTA CENTER PIPD PARCEL 19**

Add new ALL PETITIONS Condition 7 to read as follows:

7. All previous conditions of approval applicable to the subject property, as contained in Resolution R-2006-0517.1 (Control 1984-130), will remain in full force and effect. (ONGOING: Monitoring – Zoning)

**DOA/R2007-074 – SHOPPES OF CRESTHAVEN MCDONALDS**

Modify ZONING - LANDSCAPING WITHIN MEDIAN ALONG THE WESTERN SIDE OF THE BYPASS LANE FOR OUTPARCEL C Condition 6 to read as follows:

6. Landscaping for divider median shall be provided adjacent to the by pass lane for Out Parcel C and shall consist of the following:
  - a. one (1) ~~flowering~~ or canopy tree for each twenty-five (25) linear feet of the median;
  - b. a continuous hedge between all trees within the median, where applicable. Shrub or hedge materials and groundcover shall be maintained at a maximum height of thirty-six (36) inches. (BLDG PERMIT: LANDSCAPE - Zoning)

**PDD2006-960 – WOOLBRIGHT OFFICE CENTER**

Add new ENGINEERING Conditions 5 and 6 to read as follows:

5. Prior to the issuance of a building permit the property owner shall provide to Palm Beach County Land Development Division by warranty deed additional right of way for the construction of a right turn lane west approach on Woolbright Road at the project entrance road This right-of-way shall be a minimum of 280 feet in storage length, twelve feet in width and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include "Corner Clips" where appropriate as determined by the County Engineer. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents (BLDG PERMIT: MONITORING-Eng)
6. The Property owner shall construct a right turn lane west approach on Woolbright Road at the project entrance road: A) This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. B) Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: Monitoring-Eng) C) Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)

Add new LANDSCAPE Condition 6 to read as follows:

6. Prior to final approval by the Development Review Officer (DRO), the site plan and regulating plan shall be revised to indicate, in addition to ULDC requirements, landscaping and buffering along all property lines shall be upgraded to include:
  - a. a minimum of a fifty (50) foot wide buffer along the western property line incorporating the existing vegetation from the tree preservation area; and
  - b. a six (6) foot high concrete panel wall located a minimum of five (5) feet from the edge of the parking area in both the south and west buffers to match the wall for Valencia Isles PUD. The wall in the west buffer will be extended north to the Woolbright right-of-way buffer and then west to tie into the existing wall for Valencia Isles PUD. . (DRO: ZONING - Zoning)

Add new SITE DESIGN Condition 1 to read as follows:

1. Prior to final approval by the Development Review Officer (DRO), the site plan and regulating plan shall be revised to indicate a maximum square footage for the office building of fifty thousand (50,000) square feet. (DRO: ZONING - Zoning)

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

Modify LANDSCAPE Condition 9 to read as follows:

- 9. In addition to code requirements, landscaping along the south and west property lines of Lots 8 and 9 shall be upgraded to include:
  - a. a six (6) foot high opaque concrete ~~panel~~ block wall. Wall length shall be a minimum of eighty (80) lineal feet along the west property line and a minimum length of one hundred and twenty (120) lineal feet along the south property line. Height of the wall shall be measured from the highest grade of the two adjoining properties or from the nearest adjacent finished floor of the proposed structure. Method of height shall be finalized subject to the review and approval by the Landscape Section to ensure screening effect is achieved for the adjacent property. Both sides of the wall shall be given a finished architectural treatment that is consistent with the color and style of the principal structure; This wall shall be connected to the existing walls pursuant to Landscape Condition 5; and,
  - b. 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. (BLDG PERMIT: LANDSCAPE - Zoning)

Modify PARKING Condition 2 to read as follows:

- 2. Condition G.2 of Resolution R-96-1008, Petition DOA84-51(A) which currently states:

The thirty-eight (38) parking spaces designated as employee parking spaces shall be limited to the central portion of the site plan and south of the covered service bays. Appropriate signs shall be posted designating this area as employee parking. (DRC/ONGOING: CODE ENF - Zoning)

Is hereby amended to read:

The ~~forty-eight (48)~~ forty-seven (47) parking spaces designated as employee parking spaces shall be limited to the central portion of the site plan and south of the covered service bays. Appropriate signs shall be posted designating this area as employee parking. (DRO/ONGOING: CODE ENF - Zoning)

**PDD/R2006-953 – MORGAN HOTEL**

Modify ARCHITECTURAL REVIEW Condition 2 to read as follows:

- 2. Prior to final approval by the Development Review Officer (DRO), the ~~applicant~~ property owner shall provide a list of criteria from the Florida Green Building Standards which will be met for the project, including both the hotel and parking structure. Development approval and construction shall be consistent with this list. This condition does not mandate that the ~~Building~~ hotel or parking structure be Certified to comply with the Florida Green Building standards program. (DRO:ZONING-Zoning)

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

Modify SIGNS Condition 1 to read as follows:

- 1. Freestanding signs on Hagen Ranch Road and Boynton Beach Boulevard shall be limited as follows:

- a. maximum sign height, measured from finished grade to highest point eight (8) feet;
- b. maximum sign face area per side - one hundred (100) square feet; and,
- c. maximum number of signs per frontage- one (1) and,
- d. signage to be architecturally consistent with the buildings and existing signage on the adjacent parcel to the west. (BLDG PERMIT: BLDG - Zoning)

Add new SIGNS Condition 2 to read as follows:

2. Window signage per ULDC 8.B.4 shall not be permitted.

Modify USE LIMITATIONS Condition 2 to read as follows:

2. Total gross floor area of Building 2 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, (excluding massage parlors and tanning salons), printing and copying services, professional or governmental offices or laundry services. (ONGOING: ZONING - Zoning)

Addie L. Greene, Chairperson  
Jeff Koons, Vice Chair  
Karen T. Marcus  
Robert J. Kanjian  
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**

**OCTOBER 25, 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 1-2)**

**3. CONSENT AGENDA (Pages 3-8)**

- o Staff
- o Board
- o Public

**4. REGULAR AGENDA (Pages 9-14)**

**5. DIRECTOR COMMENTS (Page 14)**

**6. COMMISSIONER COMMENTS (Page 14)**

**7. ADJOURNMENT (Page 14)**

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**

**OCTOBER 25, 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

Project Manager - Douglas Robinson

Size: 1.93 acres ±

BCC District: 3

MOTION: None required. Postponed to November 29, 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

Project Manager - Anthony Wint

Size: 9.84 acres ±

BCC District: 2

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

3. **CA2007-205** Title: Resolution approving a Class A Conditional Use application of Florida Rock Industries, Inc., U S Sugar Corp., by Casey, Ciklin, Lubitz, Agent. Request: To allow a Type IIIB Excavation. General Location: Approximately 4 miles south of Lake Okeechobee and 3 miles west of US Highway 27. **(LAKE HARBOR QUARRY)** (Control 2007-054)

N/A

Project Manager - Douglas Robinson

Size: 7351.24 acres ±  
Affected area 640.0 acres ±

BCC District: 6

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

4. **PDD/R2007-519** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Casa De Restauracion, by Anna S. Cottrell & Associates, Agent. Request: Rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Requested Use application of Casa De Restauracion, by Anna S. Cottrell & Associates, Agent. Request: To allow a Place of Worship. General Location: Southeast corner of Military Trail and Saturn Avenue. **(CASA DE RESTAURACION)** (Control 1977-148)

Pages N/A

Project Manager-Carol Glasser

Size: 7.58 acres ±  
(affected area 2.47 acres ±)

BCC District: 2

MOTION: To postpone to November 29, 2007. (Administratively postponed)

5. **SR 1992-007.8** Status Report for Resolutions R-1993-515 and R-1993-516 (Petition 1992-007), the petition of Shirley K. Bernstein and Ann K. Schulman. Property owner: Morningstar Nursery, Inc. General Location: Northeast corner of Hypoluxo Road and Military Trail. Zoning District: Community Commercial with a Special Exception for a Planned General Commercial Development, including a fast food restaurant with drive-thru window, auto service station (automatic) and financial institution with 3 drive-up tellers. **(LIPKINS PCD)**

Pages 1-6

Size: 7.92 acres ±

BCC District: 3

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

## 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

6. **SR 1992-048C** Status Report for Resolution R-2004-2014 (Petition 1992-048C), the petition of Muslim Community Church. Property owner: Muslim Community of Palm Beach, Inc. General Location: Approximately 174 feet east of Haverhill Road and on the north and south sides of Purdy Lane. Zoning District: Single Family Residential with a Development Order Amendment to add land area for off-site parking and to modify a condition of approval for a Class A Conditional Use to allow a church or place of worship. **(MUSLIM COMMUNITY CENTER)**

Pages 7-12

Size: 7.89 acres ±

BCC District: 2

MOTION: To approve a time extension from September 30, 2007 to August 1, 2008 to commence development, and from August 1, 2007 to August 1, 2008 to comply with Conditions E.5, E.9. and E.11. of Resolution No. 2004-2014.

7. **SR 2001-027.2** Status Report for Resolution R-2002-1254 (Petition 2001-027), the petition of True Tabernacle Ministries. Property owner: True Tabernacle of Jesus Christ. General Location: Approximately 1,600 feet east of Congress Avenue on the north side of 2nd Avenue North. Zoning District: Residential Medium Density with a Class A Conditional Use to allow a church or place of worship and a general daycare. **(TRUE TABERNACLE)**

Pages 13-17

Size: 4.67 acres ±

BCC District: 3

MOTION: To approve a time extension until July 25, 2009 for Resolution R-2002-1254.

8. **SR 2003-093** Status Report for Resolution R-2004-1650 (Petition 2003-093), the petition of Haverhill Palms, LLC. Property owner: Savannah Land Partners, LLC. General Location: Approximately 250 feet north of Purdy Lane on the west side of Haverhill Road. Zoning District: Residential Medium Density with a Class A Conditional Use to allow a Voluntary Density Bonus of 19 Units. **(SAVANNAH SQUARE F.K.A. HAVERHILL PALMS)**

Pages 18-23

Size: 3.28 acres ±

BCC District: 2

MOTION: To approve a time extension until July 22, 2009 for Resolution R-2004-1650.

9. **CR 2005-422** Status Report for Resolution R-2006-1548 (Petition 2005-422 (application 2006-024)), the petition of Frank Butterworth, G. Carden, Hidden Creek South LLC, Martin Estrada, Paul Oliver, Polo Florida, Ronald Mastroianni, Thomas Biddle, TLH Bos Corp., TLHC 2 Inc. Property owners: Yvette H. and J. Thomas Biddle, Jr., Gulfstream Polo, LLC, S. Frank Butterworth, III, G. Alexander Carden, Westbrooke Homes, Standard Pacific of South Florida GP, Inc. and Florida Polo Trust, Susan and Paul Oliver, Tuttle Land Holding Corporation, TLH BOS Corporation, TLHC 2 Inc., Hidden Creek South LLC. General Location: Approximately 3/4 mile south of Lake Worth Road on the east side of Lyons Road. Zoning District: Planned Unit Development (**ALLIE POLO ESTATES PUD**).

Pages 24-29

Size: 221.04 acres ±

BCC District: 6

MOTION: To approve on first reading a resolution to approve an Official Zoning Map Amendment to rezone from the Residential Planned Unit Development Zoning District to the Residential Transitional Zoning District.

10. **CR 2005-595** Status Report for Resolution R-2006-1550 (Petition 2005-595 (application 2005-1718)), the petition of Gulfstream Land Investment Corp. Property owners: Lyons Road LW LLC, TLH BOS Corporation, Daniel J. Shirey, Lieghann Fischer, Elisabeth & Jules M., Romfh, Michael A. and Rita A. Musto. General Location: Approximately 1/4 mile south of Lake Worth Road on the east side of Lyons Road. Zoning District: Planned Unit Development. (**GULFSTREAM HAAS PUD**)

Pages 30-35

Size: 76.58 acres ±

BCC District: 6

MOTION: To approve on first reading a resolution to approve an Official Zoning Map Amendment to rezone from the Residential Planned Unit Development Zoning District to the Residential Transitional Zoning District.

**D. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

11. **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 36-60  
Conditions of Approval (35) Pages 50-60  
Project Manager – Anthony Wint

Size: 11.88 acres ±

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.

12. **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 & Associates, 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 61-89  
Conditions of Approval (34) Pages 73-89  
Project Manager – Anthony Wint

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.

**E. ZONING APPLICATIONS**

13. **Z2007-892** Title: Resolution approving a Development Order Abandonment application of Solid Waste Authority, by Kilday & Associates, Inc., Agent. Request: To abandon Resolutions R-85-584 and R-05-015. Title: Resolution approving an Official Zoning Map Amendment application of Solid Waste Authority, by Kilday & Associates, Inc., Agent. Request: To allow a Rezoning from the Agricultural Reserve (AGR) to the Public Ownership (PO) Zoning District. General Location: Approximately 1.5 miles north of Atlantic Avenue on the east side of SR7/US441. **(SOUTHWEST COUNTY TRANSFER STATION)** (Control 2005-140)

Pages 90-106

Voluntary Commitments (13) Pages 103-106

Project Manager - Ora Owensby

Size: 318.44 acres ±  
(affected 40.88 acres ±)

BCC District: 5

Staff Recommendation: Approval, subject to voluntary commitments.

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

MOTION: To adopt a resolution approving the abandonment of Resolutions R-85-584 and R-05-015.

MOTION: To recommend approval of the request to allow an Official Zoning Map Amendment from the Agricultural Reserve to the Public Ownership Zoning District, and to convene a second hearing on November 29, 2007 at 9:30 a.m

14. **DOA2007-723** Title: Resolution approving a Development Order Amendment application of City National Bank Of Florida Trust, by Kilday & Associates, Inc., Agent. Request: To reconfigure the master plan, relocate the civic site, increase and relocate recreation area, relocate an access point, reduce portion of the buffer along the north and south property lines and to add one unit. General Location: Approximately 5 miles north of Clint Moore Road on the east and west side of Lyons Road. **(APPOLONIA FARMS PUD)** (Control 2004-022)

Pages 107-152

Conditions of Approval (46) Pages 127-152

Project Manager - Joyce Lawrence

Size: 1528.89 acres ±

BCC District: 3,5&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 reconfigure the master plan, relocate the civic site, increase and relocate recreation area, relocate an access point, reduce portion of the buffer along the north and south property lines and to add one unit.

15. **DOA/EAC2007-875** Title: Resolution approving a Development Order Amendment application of Vista Business Park Inc. by McCraney Property Co., Agent. Request: To amend the master plan to add two internal access points on an internal roadway for Parcel 19. General Location: Northeast corner of Jog Road and Okeechobee Boulevard **(VISTA CENTER PIPD PARCEL 19)** (1984-00130)

Pages 153-196

Conditions of Approval (18) Pages 167-196

Project Manager - Joyce Lawrence

Size: 7.19 ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

MOTION: To adopt a resolution approving a Development Order Amendment to amend the master plan to add two internal access points on an internal roadway for Parcel 19.

16. **DOA/R2007-074** Title: Resolution approving a Development Order Amendment application of TA Cresthaven, LLC, by Land Design South, Inc., Agent. Request: To reconfigure site plan and to modify/delete conditions of approval (Site Design, Landscaping and Lake Worth Drainage District). Title: Resolution approving a Requested Use application of TA Cresthaven, LLC, by Land Design South, Inc., Agent. Request: To allow a Restaurant, Type I. General Location: Northwest corner of Military Trail and Cresthaven Boulevard. **(SHOPPES OF CRESTHAVEN MCDONALDS)** (Control 1980-041)

Pages 197-224

Conditions of Approval (33) Pages 214-224

Project Manager(s) - Ron Sullivan/Donna Adelsperger

Size: 21.90 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

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

DISCLOSURE

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure site plan and to modify/delete conditions of approval related to Site Design, Landscaping and Lake Worth Drainage District .

MOTION: To adopt a resolution approving a Requested Use to allow a Restaurant, Type I.

**F. ABANDONMENT**

17. **ABN2007-335** Request: To abandon the Special Exception granted under R1981-877. (**OKEECHOBEE PLACE**) (Control 1981-094)

Pages 225-228

Project Manager- Anthony Wint

MOTION: To adopt a resolution approving the abandonment of the Special Exception granted under Resolution R-1981-877.

**G. CORRECTIVE RESOLUTION**

18. Corrective Resolution: To correct Engineering Condition 4 of Exhibit C of Resolution R-2007-1435. (**ROSSO PAVING**) (Z2007-522, Control 2007-172)

Pages 229-230

BCC District: 6

MOTION: To adopt a resolution to correct Engineering Condition 4 of Exhibit C of Resolution R-2007-1435.

**H. TDR CONTRACT AND DEED**

19. **PDD/TDR 2006-1554** Execution of a Contract for Sale and Purchase of Development Rights. Request: Execute a contract between Palm Beach County and In The Pines Inc., for the sale and purchase of 11 Transfer of Development Rights (TDR) units from the Palm Beach County TDR Bank at a purchase price of \$1.00 per unit as approved by the Palm Beach County Board of County Commissioners on August 23, 2007 by Resolution No. R-2007-1430. (**IN THE PINES NORTH PUD**) (Control 2006-503)

Pages 231-234

BCC District: 5

LOCATION: Approximately 1 mile north of Lake Ida Road on the east side of Hagen Ranch Road

MOTION: To approve a contract for the sale and purchase of 11 development rights at a purchase price of \$1.00 per unit for a total price of \$11.00.

20. **PDD/TDR 2006-1554** Execute a deed conveying 11 Development Rights units to In The Pines Inc. as authorized in Resolution No. R-2007-1430 which approved the purchase of 11 Development Rights from the County's TDR Bank at a cost of \$1.00 per unit and the designation of the In The Pines North PUD as a TDR Receiving Area for those units. (**IN THE PINES NORTH PUD**) (Control 2006-503)

Pages 235-236

BCC District: 5

LOCATION: Approximately 1 mile north of Lake Ida Road on the east side of Hagen Ranch Road

MOTION: To execute a deed conveying 11 Development Rights units In The Pines as authorized in Resolution No. R-2007-1430.

**– 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 1983-056C.3** Status Report for Resolutions R-91-1464 and R-91-1465 (Petition 1983-056C), the petition of American Mortgage Investment, Inc. Property owner: West Boca Medical Center, Inc. General Location: East side of State Road #7, 0.5 mile south of Glades Road. Zoning District: Specialized High Commercial with a Special Exception to amend the site plan for West Boca Hospital to increase the square footage. (**WEST BOCA MEDICAL CENTER**)

Pages 237-242

Size: 42 acres ±

BCC District: 5

MOTION: To approve a time extension until July 15, 2009 for Resolutions R-91-1464 and R-91-1465.

22. **SR 1993-019.7** Status Report for Resolution R-93-1025 (Petition 1993-019), the petition of Serge Jerome. Property owner: Salem Community Church of God and Isaac Magloire R. Trustee, LaMartine Isaac, Trustee and Saint Fleur Jacques Trustee. General Location: Approximately one block west of Congress Avenue on the south side of Melaleuca Lane. Zoning District: Multiple Family Residential (Medium Density) with a Class A Conditional Use to allow a church or place of worship with accessory day care (30 children). (**HAITIAN CHURCH OF GOD**)

Pages 243-248

Size: 1.49 acres ±

BCC District: 3

MOTION: To approve a time extension until August 10, 2009 for Resolution R-93-1025.

23. **SR 1995-031.8** Status Report for Resolution R-95-1115 (Petition 1995-031), the petition of Johnson Brothers Consolidated Waste, Inc. Property owner: Kirms Communications, Inc. General Location: Approximately 0.1 mile north of Southern Boulevard on the west side of Tall Pines Road. Zoning District: Light Industrial. (**JOHNSON PROPERTY**)

Pages 249-253

Size: 0.74 acres ±

BCC District: 6

MOTION: To approve a time extension until August 10, 2009 for Resolution R-95-1115.

24. **SR 1997-085.4** Status Report for Resolutions R-1998-0005 and R-1998-0006 (Petition 1997-085), the petition of Meadowland Development Corp. Property owner: Gateway Partners, LLC. General Location: Approximately 300 feet north of Le Chalet Boulevard between Haverhill Road on the east and Military Trail on the west. Zoning District: Planned Unit Development with a church or place of worship (120 seats) (requested use). (**GATEWAY GARDENS PUD**)

Pages 254-259

Size: 2.78 acres ±

BCC District: 3

MOTION: To approve a time extension until July 10, 2009 for Resolutions R-1998-0005 and R-1998-0006.

25. **CR 2001-075/E2.4** Status Report for Resolution R-2001-0503 (Petition 2001-075), the petition of United States Postal Service. Property owner: United States Postal Service. General Location: Southeast corner of Coconut Boulevard and Northlake Boulevard. Zoning District: Public Ownership with a Conditional Overlay Zone. (**NORTHLAKE POST OFFICE**)

Pages 260-265

Size: 11.25 acres ±

BCC District: 6

MOTION: To approve a time extension until August 1, 2008 to comply with Condition E.2 of Resolution R-2001-0503.

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

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 266-288

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 289-309  
 Conditions of Approval (22) Pages 303-309  
 Project Manager – Ron Sullivan

Size: 3.63 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 310-322

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. There 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 323-357

Conditions of Approval (40) Pages 340-357

Project Manager – Anthony Wint

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 related to Parking, Site Design and Landscaping .

**E. SMALL SCALE LAND USE AMENDMENT AND ZONING APPLICATION**

30. **SCA 2006-030** Congress/Summit Hotel, by Joni Brinkman, Kilday & 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 Medium Residential, 5 units per acre (MR-5) to Commercial High with an underlying Medium Residential, 5 units per acre (CH/5). General Location: Southeast corner of Congress Avenue and Kentucky Street. **(CONGRESS/SUMMIT HOTEL A.K.A. MORGAN HOTEL)**

Pages 358-379

Size: 0.16 acres ±

BCC District: 3

Staff Recommendation: Approval of the requested future land use change from MR-5 to CH/5.

LPA Recommendation: Recommended Approval of the requested future land use change from MR-5 to CH/5 (8-0 vote) at the August 18, 2006 public hearing.

MOTION: To adopt an ordinance to approve the proposed amendment from MR-5 to CH/5.

- 31. **PDD/R2006-953** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Spots, Inc., by Kilday & Associates, Inc., Agent. Request: Rezoning from the General Commercial (CG), Neighborhood Commercial (CN) and Single Family Residential (RS) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Requested Use application of Spots, Inc., by Kilday & Associates, Inc., Agent. Request: To allow a Hotel. General Location: Southeast corner of Congress Avenue and Kentucky Street. **(MORGAN HOTEL)** (Control 1977-031)

Pages 380-406  
 Conditions of Approval (15) Pages 399-406  
 Project Manager - Ron Sullivan

Size: 2.48 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 General Commercial, the Neighborhood Commercial and the Single Family Residential Zoning Districts to the Multiple Use Planned Development Zoning District.

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

**F. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- 32. **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 407-435  
 Conditions of Approval (26) Pages 427-435  
 Project Manager – Carrie Rechenmacher

Size: 3.70 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.

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

33. **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 436-470  
Conditions of Approval (46) Pages 459-470  
Project Manager – Carrie Rechenmacher

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.

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