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

**MONDAY MAY 7, 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. REGULAR AGENDA (Pages 2-6 )**
- 3. DIRECTOR COMMENTS (Page 7)**
- 4. COMMISSIONER COMMENTS (Page 7)**
- 5. ADJOURNMENT (Page 7)**

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

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

**MAY 7, 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

**START OF REGULAR AGENDA -**

**2. REGULAR AGENDA**

**A. ADOPTION PUBLIC HEARING FOR ROUND 06-D1 - CALLERY JUDGE GROVE DEVELOPMENT OF REGIONAL IMPACT (DRI) RELATED AMENDMENTS**

(Materials provided under separate cover)

**1. TEXT AMENDMENTS FOR THE CALLERY JUDGE GROVE DRI (EXHIBIT 1)**

Callery Judge Grove, L.P. by Kieran J. Kilday and Robert P. Diffenderfer, Application to amend the following Comprehensive Plan Elements:

- a. **Introduction and Administration Element** – to add and modify definitions associated with Traditional Town Development Land Use Designation text changes;
- b. **Future Land Use Element** – to revise language to allow the Traditional Town Development Land Use Designation outside of the Urban/Suburban Tier and make associated revisions and to revise language regarding the mix of uses and form requirements for the Traditional Town Development FLU;
- c. **Utilities Element** – to modify tables to indicate the Callery Judge Grove DRI will comply with requisite levels of service standards;
- d. **Public School Facilities Element** – to modify policies requiring the Callery Judge Grove DRI to enter into a Development Agreement with the Palm Beach County School District to maintain the required level of service for schools in Palm Beach County; and
- e. **Capital Improvement Element** – to modify tables to incorporate infrastructure improvement required by the Callery Judge Grove DRI.

Staff Recommendation: Denial of the applicant’s request.

LPA Recommendation: Approval of the applicant’s request (6-5 vote).

BCC Transmittal Action: Motion to transmit passed (5-2) at the May 25, 2006 Public Hearing.

MOTION: To **deny** the proposed amendment.

**2. TRANSPORTATION AMENDMENTS (EXHIBIT 3)**

- a. **Policy 3.5-d Modification** - Callery Judge Grove, L.P. by Kieran J. Kilday and Robert P. Diffenderfer, Application to modify Future Land Use Element Policy 3.5-d (Traffic Analysis Requirements) to exempt the proposed Callery Judge Grove DRI from the requirements of this policy.
- b. **18 Requested CRALLS** - Callery Judge Grove, L.P. by Kieran J. Kilday and Robert P. Diffenderfer, Application to amend the Transportation Element to increase existing and designate new intersections and roadway segments as Constrained Roadways At a Lower Level of Service (CRALLS) facility exclusively for the purpose of the Callery Judge Grove DRI project:

1. Intersection of State Road 7 and Okeechobee Boulevard;
  2. Intersection of Jog Road and Okeechobee Boulevard;
  3. Intersection of Okeechobee Boulevard and Royal Palm Beach Boulevard;
  4. Roadway segment of Okeechobee Boulevard from Wildcat Way to State Road 7;
  5. Roadway segment of Royal Palm Beach Boulevard from Southern Boulevard to Okeechobee Boulevard;
  6. **Five** (5) segments of roadway on State Road 7 from Okeechobee Boulevard to Pierson Road as Constrained Roadways At a Lower Level of Service (CRALLS) facility;
  7. Increase CRALLS volumes on a roadway segment on Forest Hill Boulevard from South Shore Boulevard to State Road 7;
  8. Increase CRALLS volumes on a roadway segment on Okeechobee Boulevard from Royal Palm Beach Boulevard to Royal Palm Beach High School (Wildcat Way); and
  9. Increase CRALLS volumes on **Six** (6) segments of roadway on Okeechobee Boulevard from State Road 7 to Haverhill Road.
- c. **TCEA & CRALLS Map Amendments** - Callery Judge Grove, L.P. by Kieran J. Kilday and Robert P. Diffenderfer, Application to amend the Map Series (Map TE 15.1) to graphically depict the requested CRALLS listed above.
- d. **10 Requested TIM & 2020 Map Amendments** - Callery Judge Grove, L.P. by Kieran J. Kilday and Robert P. Diffenderfer, Application to revise Map TE 1.1 and/or Map TE 14.1 for the following roadways:
1. To increase Seminole Pratt-Whitney Road from Orange Boulevard to Southern Boulevard from 4 lanes to 6 lanes on the 2020 Map;
  2. To increase Persimmon Boulevard from 140<sup>th</sup> Avenue to Royal Palm Beach Boulevard from 2 lanes to 4 lanes on the 2020 Map;
  3. To increase Persimmon Boulevard from Seminole-Pratt Whitney Road to 140<sup>th</sup> Avenue from 2 to 4 lanes on the 2020 Map;
  4. To designate the intersection of Beeline Highway and Northlake Boulevard as an urban interchange on the 2020 Map;
  5. To designate the intersection of Southern Boulevard and Forest Hill Boulevard as an urban interchange on the 2020 Map;
  6. To designate intersection of Beeline Highway and Northlake Boulevard as an urban interchange on the TIM Map;
  7. To designate intersection of State Road 7 and Okeechobee Boulevard as an urban interchange on the TIM Map;
  8. To designate the intersection of Southern Boulevard and Forest Hill Boulevard as an urban interchange on the TIM Map;
  9. To increase expanded intersection Right-Of-Way at Okeechobee Boulevard and Royal Palm Beach Boulevard on the TIM Map; and
  10. To increase expanded intersection Right-Of-Way at Okeechobee Boulevard and Seminole-Pratt Whitney Road on the TIM Map.

Staff Recommendation: Denial of the applicant's request.

LPA Recommendation: Denial of the applicant's request (6-5 vote) for all three transportation items.

BCC Transmittal Action: Motion to transmit passed (5-2) at the May 25, 2006 Public Hearing.

MOTION: To **deny** the proposed amendment.

**3. CALLERY JUDGE GROVE FUTURE LAND USE ATLAS (FLUA) AMENDMENT & MAP SERIES (EXHIBIT 2)**

**LGA 2006-00015:** Callery Judge Grove, L.P. by Kieran J. Kilday and Robert P. Diffenderfer. Application for the Callery Judge Grove DRI site located east and west of Seminole Pratt-Whitney Rd., south of 60<sup>th</sup> St. N and north of 50<sup>th</sup> St. N, east of Mead Hill Dr. and 44<sup>th</sup> St. N, east of 190<sup>th</sup> Terrace N, and west of 140<sup>th</sup> Avenue. The application proposes:

- a. To amend the Future Land Use Atlas from Residential 1 unit per 10 acres (RR-10) to Traditional Town Development with a maximum residential density of 2.55 dwelling units per acre (TTD-2.55); and
- b. To modify the map series (Map LU 1.1) to remove the subject site from the Rural Tier and to depict the subject site as Limited Urban Service Area.
- c. To modify the map series (Map LU 2.1) to establish the subject site as a Limited Urban Service Area (LUSA).

Size: 3,923.71 acres ±

BCC District: 6

Staff Recommendation: Denial of the applicant's request for a future land use change from RR-10 to TTD-2.55, the removal of the site from the Rural Tier and the designation of the subject site as a LUSA.

LPA Recommendation: Approval of the applicant's request for a future land use change from RR-10 to TTD/5, and removal from the Rural Tier (6-5 vote).

BCC Transmittal Action: Motion to transmit passed (5-2) at the May 25, 2006 Public Hearing with the following conditions:

1. Development on the site shall be limited to a maximum of:
  - 10,000 residential dwelling units
  - 1,300,000 square feet retail
  - 500,000 square feet office
  - 2,000,000 square feet workplace/high tech
  - College/University
  - 2,000 students – School, Elementary
  - 1,300 students – School, Secondary
  - 250,000 square feet community facility uses
  - 280,000 square feet utility uses
  - 150 rooms – Hotel
  - 18 hole golf course and country club

2. The zoning application for the property subject to this amendment must include all of the property encompassed by the amendment, and must be heard on the same day as the proposed development of regional impact application.
3. At least 20% of the residential units in each phase of the development shall target the workforce housing income ranges unless an ordinance has been adopted by the BCC which provides different workforce housing requirements.
4. The developer shall enter into a development agreement with the Palm Beach County School District for dedication of any required school sites, as well as assuring full financial contribution toward the construction of the schools necessary to serve the proposed community. The agreement must ensure that funds are provided in sufficient time to construct the schools when needed to serve the new development.

MOTION: To **deny** the proposed amendment.

**B. ZONING APPLICATION**

4. **TDD/R2006-1142** Title: Resolution approving the Development of Regional Impact application of Callery Judge LP, and Silver Lake Enterprises, Inc., by Kilday & Associates, Inc., and Lewis, Longman and Walker, P.A., Agent. Request: Development of Regional Impact (DRI). General Location: East and West of Seminole Pratt Whitney Road and generally south of 60th Street North and north of 50th Street North. **(CALLERY JUDGE GROVE TTD)** (Control 2006-397)

Pages 1-111

Size: 3911.04 acres ±

BCC District: 6

DISCLOSURE

Staff Recommendation: Denial.

Zoning Commission Recommendation: Approved as amended, 5-2.

MOTION: To adopt a resolution denying an application for Development Approval for a Development of Regional Impact.

5. **TDD/R2006-1142** Title: Resolution approving An Official Zoning Map Amendment to a Traditional Development District (TDD) application of Callery Judge LP, and Silver Lake Enterprises, Inc., by Kilday & Associates, Inc., and Lewis, Longman and Walker, P.A., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Traditional Town Development (TTD) District. Title: Resolution approving a Requested Use application of Callery Judge LP, and Silver Lake Enterprises, Inc., by Kilday & Associates, Inc., Lewis, Longman and Walker, P.A., Agent. Request: To allow one or more of each of the following uses: Assembly non-profit, Institutional Assembly Non-profit Membership; Automotive Service Station; College/University; Congregate Living Facility, Type 3; Convenience Store with gas sales; Dog Day Care; Day Care, General; Entertainment, Indoor; Fitness Center; Flea Market, Enclosed; Golf Course; Hospital/Medical Center; Hotel, Motel, Single Room Occupancy, Rooming and Boarding House, Lab, Research; Lounge, Cocktail; Manufacturing & Processing; Marine Facility; Parking Garage, Commercial; Parking Lot, Commercial; Place of Worship; Restaurant, Type I; and Restaurant, Type II; School, Elementary/Secondary; Water Management Plant. General Location: East and West of Seminole Pratt Whitney Road and generally south of 60th Street North and north of 50th Street North. **(CALLERY JUDGE GROVE TTD)** (Control 2006-397)

Pages 1-111

Size: 3911.04 acres ±

BCC District: 6

DISCLOSURE

Staff Recommendation: Denial.

Zoning Commission Recommendation: Approved as amended, 5-2.

MOTION: To adopt a resolution denying an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Traditional Town Development District.

MOTION: To adopt a resolution denying a Requested Use to allow one or more of each of the following uses: Assembly non-profit, Institutional Assembly Non-profit Membership; Automotive Service Station; College/University; Congregate Living Facility, Type 3; Convenience Store with gas sales; Dog Day Care; Day Care, General; Entertainment, Indoor; Fitness Center; Flea Market, Enclosed; Golf Course; Hospital/Medical Center; Hotel, Motel, Single Room Occupancy, Rooming and Boarding House, Lab, Research; Lounge, Cocktail; Manufacturing & Processing; Marine Facility; Parking Garage, Commercial; Parking Lot, Commercial; Place of Worship; Restaurant, Type I; and Restaurant, Type II; School, Elementary/Secondary; Water Management Plant.

3. DIRECTOR COMMENTS
  - A. COUNTY ATTORNEY
  - B. ZONING DIRECTOR
  - C. PLANNING DIRECTOR
4. COMMISSIONER COMMENTS
5. ADJOURNMENT