

RESOLUTION NO. R-98- 739

RESOLUTION APPROVING ZONING PETITION PDD97-116
OFFICIAL ZONING MAP AMENDMENT
TO A PLANNED DEVELOPMENT DISTRICT (PDD)
PETITION OF BRISTOL ASSOCIATES
BY ROBERT BENTZ, AGENT
(BRISTOL POINT PUD)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider petitions relating to zoning; and

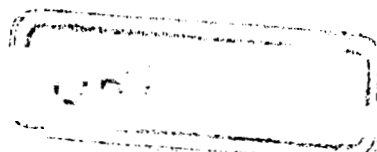
WHEREAS, the notice and hearing requirements, as provided for in Article 5 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 92-20), have been satisfied; and

WHEREAS, Zoning Petition PDD97-116 was presented to the Board of County Commissioners at a public hearing conducted on May 28, 1998; and,

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, the recommendations of the various county review agencies, and the recommendation of the Zoning Commission; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This official zoning map amendment (rezoning) is consistent with the Palm Beach County Comprehensive Plan;
2. This official zoning map amendment (rezoning) is consistent with the requirements of the Palm Beach County Unified Land Development Code;
3. This official zoning map amendment (rezoning) is compatible with surrounding uses and zones, as defined in the Palm Beach County Unified Land Development Code, is generally consistent with existing uses and zones surrounding the subject land, and is the appropriate zoning district for the land;
4. This official zoning map amendment (rezoning) does not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
5. This official zoning map amendment (rezoning) will result in a logical and orderly development pattern;
6. This official zoning map amendment (rezoning) complies with Article 11, (Adequate Public Facilities) of the Palm Beach County Unified Land Development Code, Ordinance 92-20; and,
7. This official zoning map amendment (rezoning) is consistent with the requirements of all other applicable local land development regulations.



WHEREAS, Article 5, Section 5.3.D.9 (Action by Board of County Commissioners) of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Petition PDD97-116, the petition of Bristol Associates by Robert Bentz, agent, for an Official Zoning Map Amendment Rezoning from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as indicated on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on May 28, 1998, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Roberts moved for the approval of the Resolution.

The motion was seconded by Commissioner Lee and, upon being put to a vote, the vote was as follows:

Burt Aaronson, Chair	--	Aye
Maude Ford Lee, Vice Chair	--	Aye
Ken Foster	--	Aye
Karen T. Marcus	--	Absent
Mary McCarty	--	Aye
Warren Newell	--	Aye
Carol A. Roberts	--	Aye

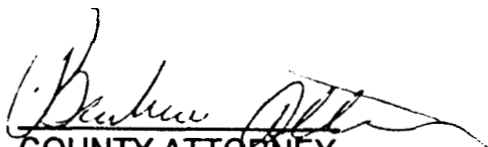
The Chair thereupon declared that the resolution was duly passed and adopted on May 28, 1998.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY:


COUNTY ATTORNEY

BY:


DEPUTY CLERK

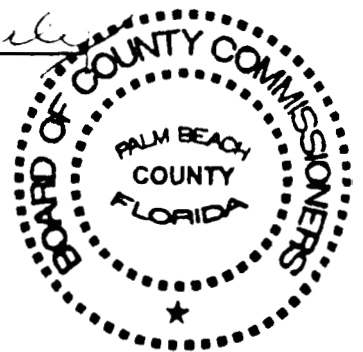


EXHIBIT A
LEGAL DESCRIPTION

DESCRIPTION:

PARCEL A

THE NORTHEAST QUARTER (N.E.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 50 FEET FOR THE ROAD RIGHT OF WAY FOR JOG ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1348. PAGE 436.

TOGETHER WITH:

PARCEL B

THE WEST ONE HALF (W.1/2) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

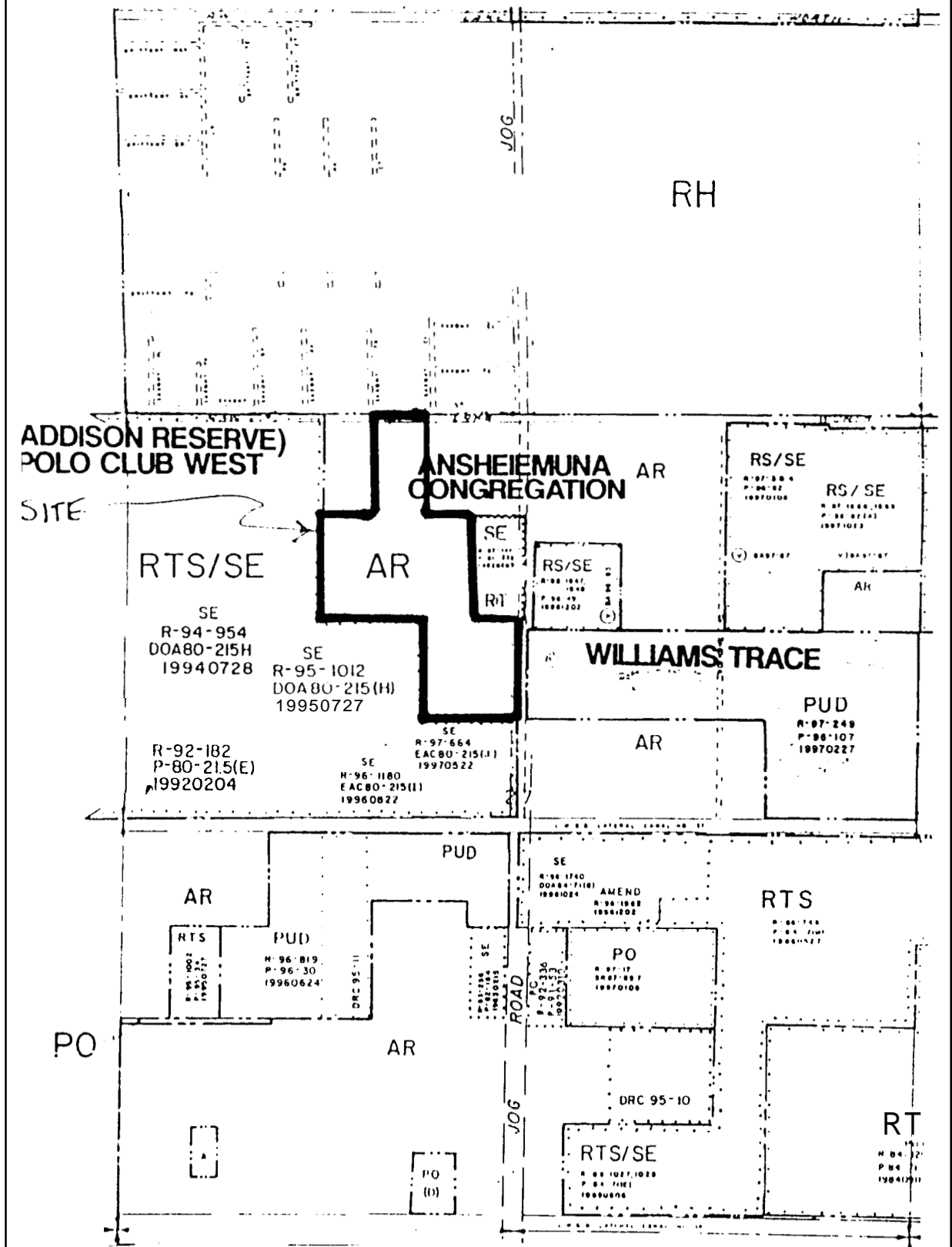
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SAID SECTION 27, ACCORDING TO THE SURVEY OF SAID SECTION 27 BY THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC.; THENCE S.0°17'03"E., ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (S.W.1/4), A DISTANCE OF 678.08 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER (S.W.1/4) ACCORDING TO PALM BEACH COUNTY SURVEY OF SAID SECTION 27, SAID LINE ALSO BEING THE NORTH LINE OF TRACT L, ADDISON RESERVE PLAT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGES 143 THROUGH 149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°19'02"W., ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (S.W.1/4) AND NORTH LINE OF SAID TRACT L, A DISTANCE OF 682.47 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER (S.W.1/4) ACCORDING TO THE PALM BEACH COUNTY SURVEY OF SAID SECTION 27, SAID LINE ALSO BEING THE EAST LINE OF TRACT F OF SAID ADDISON RESERVE PLAT ONE; THENCE N.0°33'25"W., ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (S.W.1/4) AND THE EAST LINE OF SAID TRACT F, A DISTANCE OF 678.28 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER ACCORDING TO THE SURVEY OF SAID SECTION 27 BY THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC.; THENCE N.89°20'07"E., ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (S.W.1/4), A DISTANCE OF 685.70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL C

THE EAST HALF (E.1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 51.48 FEET THEREOF.

PALM BEACH COUNTY
VICINITY SKETCH / ZONING



97-116



Petition Number: N/A
 Zoning Quad Page 37
 Date: 12/17/97



EXHIBIT C

CONDITIONS OF APPROVAL

A. ALL PETITIONS

1. Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated February 26, 1998. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING)

B. ENVIRONMENTAL RESOURCES MANAGEMENT

1. A Wellfield Affidavit of Notification shall be submitted to Environmental Resources Management prior to DRC site plan certification. (DRC: ERM)

C. LANDSCAPING - STANDARD

1. All canopy trees required to be planted on site by this approval, except on individual residential lots, shall meet the following minimum standards at installation:
 - a. Tree height: fourteen **(14)** feet;
 - b. Trunk diameter: 3.5 inches measured **4.5** feet above grade;
 - c. Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length; and,
 - d. Credit may **be** given for existing or relocated trees provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning)
2. All palms required to be planted on site by this approval, except on individual residential lots, 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 provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning)

D. LANDSCAPING ALONG NORTH PROPERTY LINE (LINTON BOULEVARD)

1. Landscaping and buffering along the north property line shall be upgraded to include:
 - a. **A** minimum ten (10) foot wide landscape buffer strip;
 - b. One (1) canopy tree planted for every twenty-five (25) feet with a maximum spacing of thirty (30) feet on center;
 - c. One (1) palm or pine tree for each thirty (30) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location; and,
 - d. Thirty (30) inch high shrub or hedge material spaced no more than twenty four **(24)** inches on center at installation, to be maintained at a minimum height of thirty-six **(36)** inches. (CO: LANDSCAPE)

E. ENGINEERING

1. Prior to issuance of a building permit the property owner shall convey:
 - a. to the Palm Beach County Land Development Division a temporary roadway construction easement along Linton Boulevard to Palm Beach County. Construction by the applicant within this easement shall conform to all Palm Beach County Standards and Codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance.
 - b. to the Lake Worth Drainage District the required right-of-way for Lateral Canal No. 36, by Quit Claim Deed or an Easement Deed in the form provided by said District south of the ultimate right of way for Linton Boulevard. (BLDG PERMIT: MONITORING-LWDD/ Eng)
2. The Developer shall provide within this project's internal storm water management system an equivalent amount of stormwater runoff for the road drainage of Jog Road and Linton Boulevard. The amount of runoff required to be stored onsite shall be based upon the applicable County Water Control District, South Florida Water Management District and Palm Beach County Engineering Requirements. Maximum limits for the equivalent storm water detention shall be the property frontage plus a maximum 800 feet along the adjacent roadway(s). (TC: ENG)

F. LANDSCAPING ALONG SOUTH PROPERTY LINE

1. Landscaping and buffering along the south property line shall be upgraded to include:
 - a. A minimum ten (10) foot wide landscape buffer strip;
 - b. One (1) canopy tree planted for every twenty-five (25) feet with a maximum spacing of thirty (30) feet on center;
 - c. One (1) palm or pine tree for each twenty-five (25) linear feet, with a maximum spacing of one seventy-five (75) feet on center. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location; and,
 - d. Thirty (30) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE)
2. Landscaping and buffering along the south property line abutting recreation area shall be upgraded to include:
 - a. A minimum fifteen (15) foot wide landscape buffer strip; and
 - b. One (1) canopy tree planted every twenty (20) feet on center;
 - c. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may supersede the requirement for a canopy tree in that location; and,
 - d. Thirty (30) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of forty-eight (48) inches. (CO: LANDSCAPE)

G. LANDSCAPING ALONG EAST PROPERTY LINE (JOG ROAD FRONTAGE)

1. Landscaping and buffering along the east property line adjacent to Jog Road shall be upgraded to include:
 - a. A minimum twenty (20) foot wide landscape buffer strip;
 - b. A minimum two to four foot high undulating berm with an **average** height of three (3) feet measured from the top of curb;
 - c. One (1) canopy tree planted for every twenty-five (25) feet with a maximum spacing of thirty (30) feet on center;
 - d. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may supersede the requirement for a canopy tree in that location; and,
 - e. Thirty (30) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE)

2. Landscaping and buffering of 680 feet of the east property line adjacent to the place of worship shall be upgraded to include:
 - a. A minimum fifteen foot (15) foot wide landscape buffer strip;
 - c. One (1) canopy tree planted for every twenty-five (25) feet with a maximum spacing of thirty (30) feet on center;
 - d. One (1) palm or pine tree for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm or pine trees may supersede the requirement for a canopy tree in that location; and,
 - e. Thirty (30) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE)

F. LANDSCAPING ALONG THE WEST, NORTHWEST, AND SOUTHWEST PROPERTY LINE (APPROXIMATELY 2,984 FEET ABUTTING POLO CLUB WEST AND SINGLE FAMILY RESIDENTIAL)

1. Landscaping and buffering along the west, northwest, and southwest property line shall be upgraded to include:
 - a. A minimum ten (10) foot wide landscape buffer strip;
 - b. One (1) canopy tree planted for every twenty-five (25) feet with a maximum spacing of thirty (30) feet on center;
 - c. One (1) palm or pine tree for each twenty-five (25) linear feet, with a maximum spacing of seventy-five (75) feet on center. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location; and,
 - d. Thirty (30) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches. (CO: LANDSCAPE)

G. MASS TRANSIT

1. **Prior** to final certification of the preliminary development plan or site plan by **the** Development Review Committee, whichever occurs first, the **petitioner** shall amend the plan to indicate one or more of the following: mass transit access, mass transit shelter(s) and/or a bus stop(s) on or adjacent to the subject property, if required by the Palm Beach County School Board or the County Engineer. (DRC: ZONING)

Mass transit access, shelters and/or bus stops, if required, shall be constructed by the petitioner in a location and manner acceptable to the Palm Beach County School Board, Palm Tran, and County Engineer prior to issuance of a building permit for more than 25% (19) of the units. The petitioner shall accommodate the requirement for mass transit access, bus shelters and/or bus stops by dedicating additional right-of-way, if requested by the County Engineer. Provisions for mass transit shall include at a minimum, a covered shelter, continuous paved pedestrian and bicycle access from the subject property or use to the shelter, appropriate lighting, waste container, and bicycle rack. Bus shelters or bus stops located on private property or in common areas shall be the maintenance responsibility of the property owner. (BLDG PERMIT: MONITORING - Eng)

H. PLANNED UNIT DEVELOPMENT

1. Street lights shall be provided pursuant to Section 6.8.A.23.d(1) of the ULDC, subject to approval by the County Engineer. (CO: BLDG - Eng)
2. Street trees shall be planted in or adjacent to all rights-of-way, pursuant to Section 6.8.A.23.d(3) of the ULDC, subject to approval by the County Engineer. (CO: LANDSCAPE - Eng)
3. Bike lanes shall be provided in or adjacent to all rights-of-way over fifty (50) feet in width, pursuant to Section 6.8.A.23.d(4) of the ULDC, subject to approval by the County Engineer. (CO: BLDG - Eng)
4. All utilities shall be underground, pursuant to Section 6.8.A.23.d(5) of the ULDC. (PLAT: ENG - Zoning)
5. All property included in the legal description of the petition shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's office which shall, among other things, provide for: formation of a single "master" property owner's association, automatic voting membership in the master association by any party holding title to any portion of the subject property, and assessment of all members of the master association for the cost of maintaining all common areas.

The property shall not be subjected to the Declaration of Restrictions in phases. Approval of the Declaration must be obtained from the County Attorney's office prior to the issuance of the first building permit, or recordation of the first plat for any portion of the planned development, whichever occurs first. This Declaration shall be amended when additional units are added to the PUD. (BLDG PERMIT/ PLAT: MONITORING/ ENG - Co Att)

I. SCHOOL BOARD

1. The petitioner shall post in a clear and visible location in all sales office; and model homes a sign provided by the School Board of Palm Beach County which indicates that school age children in the development may not be assigned to the most proximate public school because of overcrowding, racial balancing, or other School Board policies. (ONGOING: SCHOOL BOARD)
2. The subject development shall post a notice of annual boundary school assignments for students from this development. The District will provide an 11" X 17" sign to be posted in a clear and visible location in all sales offices and models. (ONGOING: SCHOOL BOARD)

J. PLANNING

1. Prior to final certification by the Development Review Committee (DRC), the Master Plan shall be amended to indicate potential future vehicular/pedestrian access points to the 5.25 acre residual parcel (parcel 313) located to the northwest, outside of the PUD boundary. The area within the PUD, to be used as access, shall be reserved as open space. The connection/access to the site would not be required unless and until this 5.25 acre parcel is included within the boundaries of this PUD. (DRC: PLANNING)

K. COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the petitioner both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Board of County Commissioners for review under the compliance condition of this approval. (ONGOING: MONITORING - Zoning)
2. Failure to comply with any of the conditions of approval for the subject property at any time may result in:
 - a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy; the denial of an) other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; revocation of any concurrency; and/or
 - b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
 - c. A requirement of the development to conform with the standards of the ULDC at the time of the finding of noncompliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or
 - d. Referral to code enforcement; and/or
 - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or a majority vote of the Code Enforcement Board to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 5.8 of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval.

Appeals of any departmental administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of an Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment or other actions based on a Board of County Commission decision shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (MONITORING)



RECEIVED

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WARREN H. NEWELL, CLERK
PLANNING, ZONING & BUILDING
FINANCE

**Department of Planning,
Zoning & Building**

100 Australian Avenue
West Palm Beach, FL 33406
(561) 233-5000

<http://www.co.palm-beach.fl.us>



**Palm Beach County
Board of County
Commissioners**

- Burt Aaronson, Chairman
- Maude Ford Lee, Vice Chair
- Karen T. Marcus
- Carol A. Roberts
- Warren H. Newell
- Mary McCarty
- Ken L. Foster

County Administrator

Robert Weisman, P.E.

**INTER-OFFICE COMMUNICATION
PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING**

TO: Willa Oswalt, Minutes Clerk

FROM: L. Martin Hodgkins, Zoning Director *LMH*

DATE: June 30, 1998

RE: Amended Conditions from the May 28, 1998 BC(C)

The conditions of these resolutions are true and correct and reflect the changes approved by the Board of County Commissioners on May 28, 1998.

The following petitions were amended:

- | | |
|--------------|-------------------------------|
| PDD96-115(A) | L&G ACLF |
| PDD97-118 | ADDISON PLACE |
| DOA80-187(F) | TRINITY CHURCH |
| PDD97-116 | BRISTOL POINT PUD |
| PDD97-104(1) | RAINBOW PUD |
| PDD97-104(3) | RAINBOW PUD-SUNSHINE MEAC OWS |
| DOA90-04(A) | HERNANDEZ TRUCK RENTAL |
| DOA97-72(A) | THOROUGHbred LAKES ESTATES |
| DOA91-47(A) | HAGEN RANCH COMMERCE CENTER |

Please contact me at 233-5234 if you have any questions.

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