

RESOLUTION NO. R- 2000-0580

RESOLUTION APPROVING ZONING PETITION Z/COZ2000-007
OFFICIAL ZONING MAP AMENDMENT (REZONING)
WITH A CONDITIONAL OVERLAY ZONE (COZ)
PETITION OF BENCHMARK DEVELOPMENT CORP.
BY KILDAY & ASSOCIATES, INC., AGENT
(GLADES SQUARE)

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 Z/COZ2000-007 was presented to the Board of County Commissioners at a public hearing conducted on April 27, 2000; 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) with approved conditions 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) with approved conditions 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) with approved conditions 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, as amended; 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 Z/COZ2000-007, the petition of Benchmark Development Corp. by Kilday & Associates, Inc., agent, for an Official Zoning Map Amendment with Conditional Overlay Zone (Z/COZ) from Residential Single Family (RS) to Community Commercial (CC) with a Conditional Overlay Zone (COZ) 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 April 27, 2000, subject to the conditions of the CONDITIONAL OVERLAY ZONE (COZ) 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 Aaronson and, upon being put to a vote, the vote was as follows:

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

The Chair thereupon declared that the resolution was duly passed and adopted on April 27, 2000.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: 
~~COUNTY ATTORNEY~~
COUNTY ATTORNEY

BY: 
DEPUTY CLERK

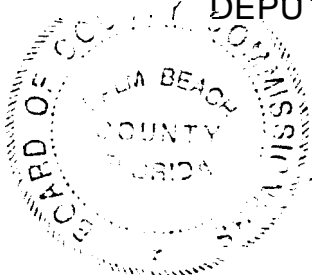


EXHIBIT A

LEGAL DESCRIPTION

A portion of Tract 89 in Block 77 of PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, recorded in Plat Book 2, Pages 45-54, of the Public Records of Palm Beach County, Florida.

Being more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 89;

THENCE South 00°00'01" West along the East line of said Tract 89, a distance of 15 feet to the POINT OF BEGINNING;

THENCE continue South 00°00'01" West along the East line of said Tract 89, a distance of 580.00 feet to a point;

THENCE South 89°59'38" West along a line 65 feet North of and parallel with the South line of said Tract 89, a distance of 330.10 feet to a point;

THENCE North 00°00'01" E along the West line of said Tract 89, a distance of 580.00 feet to a point on a line 15 feet South of the North line of said Tract 89;

THENCE North 89°59'38" East along a line 15 feet South of and parallel with the North line of said Tract 89, a distance of 330.10 feet to the POINT OF BEGINNING.

LESS the land being particularly described as follows:

A portion of Tract 89 in Block 77 of PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, recorded in Plat Book 2, Pages 45 - 54, of the Public Records of Palm Beach County, Florida.

Being more particularly described as follows:

COMMENCING at the Northeast corner of said Tract 89;

THENCE South 00" 00'01" West along the East line of said Tract 89, a distance of 15 feet to the POINT OF BEGINNING;

THENCE continue South 00" 00' 01" West, a distance of 226.00 feet;

THENCE North 89" 59' 59" West, a distance of 190.08 feet;

THENCE South 70" 02'27" West, a distance of 18.07 feet;

THENCE North 89" 59' 59" West, a distance of 123.04 feet to a point on the West line of Tract 89;

THENCE North 00" 00' 01" East, a distance of 232.13 feet to a point on a line 15 feet South of the North line of Tract 89;

THENCE North 89" 59' 38" East along a line 15 feet South of and parallel with the North line of said Tract 89, a distance of 330.10 feet to the POINT OF BEGINNING.

LESS and except the property conveyed in that certain Deed dated November 6, 1988 by and between AFFIRMATION LUTHERAN CHURCH, INC. (Grantor) and STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (Grantee) recorded February 2, 1989, Official Record Book 5955, Page 1222, which property is described as follows:

EXHIBIT A
LEGAL DESCRIPTION

That portion of tract 89, Block 77 of "PALM BEACH FARMS CO., PLAT NO. 3", as recorded in Plat Book 2, Pages 45 through 54 of the Public Records in Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Found Copperweld with "X" cut in the Southwest corner in Section 18, Township 47 South, Range 42 East; thence N. 00° 29' 52" W., along the West Section line of said Section 18 a distance of 1,218.09 feet to the BASELINE OF SURVEY for State Road 808 (Glades Rd.);

THENCE N. 89° 59' 38" E., along said BASELINE a distance of 2,779.80 feet;

THENCE N. 00° 00' 22" W., a distance of 40.00 feet to the Northerly Existing Right-of-way line for State Road 808 (Glades Rd.);

THENCE N. 00° 00' 01" E., a distance of 40.00 feet to the POINT OF BEGINNING;

THENCE continue N. 00° 00' 01" E., a distance of 25.00 feet;

THENCE S. 45° 00' 22" E., a distance of 35.36 feet;

THENCE S. 89° 59' 38" W., a distance of 25.00 feet to the POINT OF BEGINNING

Said land lying in Section 18, Township 47 South, Range 42 East, Palm Beach County, Florida, ALL CONTAINING 115,735.68 square feet (2.65 acres), more or less.

EXHIBIT B

VICINITY SKETCH

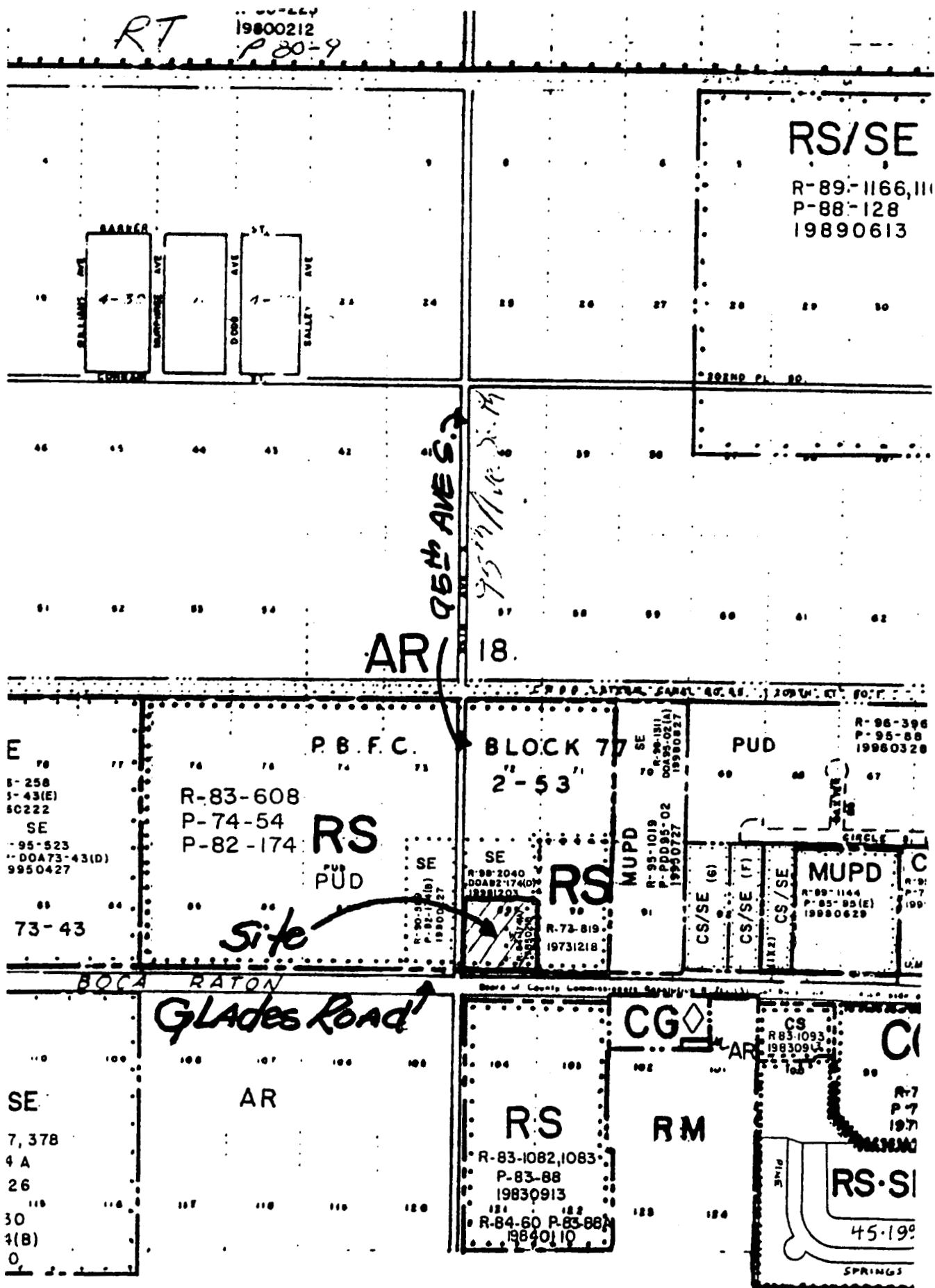


EXHIBIT C

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 April 7, 2000. 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 and Comprehensive Plan Amendment Ordinance 99-52. (ONGOING: ZONING/PLANNING)

B. ARCHITECTURAL CONTROL

1. Similar architectural character and treatment, including but not limited to color, material, fenestration and roof lines, shall be provided on all sides of the building. (BLDG PERMIT: BLDG - Zoning)
2. Prior to final DRC certification of the site plan, the petitioner shall submit revisions of the Architectural elevations by Mummaw Associates, Inc. dated March 30, 2000 to the Public Hearing Section, Zoning Division for review. Development shall be consistent with the approved architectural elevations. (DRC: ZONING)
3. Exterior colors shall be neutral, pastel, or earth tone colors. Building colors shall be varied by providing contrasting, but complimentary, colors for the building trims (i.e. stucco banding, door and window frames, etc.). Roof and trim colors shall be coordinated and complimentary with base colors. (DRC/BLDG PERMIT: ZONING/BLDG/ZONING)

C. BUILDING AND SITE DESIGN

1. Total gross floor area for the furniture store shall be limited to a maximum of 26,058 square feet. No expansion of the building is permitted. (DRC: ZONING/PLANNING)
2. The maximum height for all structures, including all air conditioning and mechanical equipment, and satellite dishes shall not exceed twenty five (25) feet, excluding unoccupied decorative architectural elements which are not the major component of the roofing system (i.e. spires, belfries, etc.). These elements may exceed this height requirement up to an overall building height of thirty-two (32) feet. All heights shall be measured from finished grade to highest point. (BLDG PERMIT: BLDG - Zoning - Planning)
3. Prior to final DRC certification of the site plan, the petitioner shall reduce the depth of the parking spaces along the north property line to sixteen (16) feet to allow the installation of a seven and half (7.5) foot wide landscape area including a five (5) foot wide buffer. (DRC: ZONING)
4. Bay doors shall not be permitted on the north, south and west facades of the building. (BLDG PERMIT: BLDG - Zoning)
5. All areas or receptacles for the storage and disposal of trash, garbage, recyclable material or vegetation, such as dumpsters and trash compactors, shall not be located within fifty (50) feet of the north property line. (DRC /ONGOING: ZONING/CODE ENF)

6. Prior to final DRC certification of the site plan, the petitioner shall reduce the number of parking spaces to show a maximum of 130 spaces for the overall site. (DRC:ZONING)

D. LANDSCAPING - STANDARD

1. All perimeter canopy trees required to be planted on site by this approval shall meet the following minimum standards at installation:
 - a. Tree height: fourteen (14) feet;
 - b. Trunk diameter: 3.5 measured 4.5 feet above grade;
 - c. Canopy diameter: seven (7) feet. Diameters 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 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)
3. A group of three (3) or more palm may not supersede the requirement for (perimeter) canopy tree in that location, unless specified herein. (CO: LANDSCAPE - Zoning)

E. ENGINEERING

1. The Petitioner shall:
 - A) extend the existing right turn lane east approach on Glades Road at the project's entrance road in accordance with the Florida DOT approval.
 - i) All 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.
 - ii) Permits required by Florida DOT and the County Engineer for this construction shall be obtained prior to the issuance of the first Building Permit. (BLDG PERMIT: MONITORING-Eng)
 - iii) Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)

2. The use of the property shall be limited to a furniture store or an equivalent use which does not generate more than 132 net external trips per day as determined by the County Engineer. These net trips shall be based upon a traffic study submitted by the Developer's Engineer and approved by the Palm Beach County Traffic Division. (ONGOING: ENG/ZONING)
3. Prior to the issuance of a building permit the Developer shall plat the subject property in accordance with provisions of Article 8 of the Unified Land Development Code. (BLDG PERMIT: MONITORING-Eng)
4. CUTOUT LANDSCAPE STRIPS WITHIN THE CONCRETE MEDIAN OF GLADES ROAD
 - a) Prior to issuance of a building permit, the property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to provide landscape cutouts within the concrete median of Glades Road Right-of-way contiguous to the frontage. This permit, to be completed by the property owner, shall name Palm Beach County as the applicant. As part of this permit process, the property owner shall enter into a Right of Way, concrete median cutout, Landscape Installation and Maintenance, Removal, and Indemnification Agreements. When landscape cutouts are permitted by the Florida Department of Transportation, landscaping shall consist of Landscape Material approved by the County Engineer. All new landscape material shall be consistent with the landscaping theme adopted for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Streetscape Standards. Alternative plant and paver block material other than those listed in the County standards may be permitted subject to approval by the County Engineer. (BLDG PERMIT: MONITORING - Eng)
 - b) All required median landscaping, including an irrigation system, the cost of cutting out or removing the existing concrete median as well as the cost of the landscape material shall be funded at the property owner's expense. All new and existing landscaping, paver block or similar materials shall be the perpetual maintenance obligation of the petitioner and its successors, or assigns or duly established Property Owner's Association. The maintenance may be assumed by the County upon payment equal to the long term maintenance cost, in accordance with the adopted policy approved by the Board of County Commissioners. All existing landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowners' Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, and the irrigation system. All landscape material shall be installed prior to the issuance of a certificate of occupancy. (C): MONITORING-Eng)
 - c) If the County does not assume maintenance responsibility, then appropriate property owners documents or other restrictive covenant documents, evidencing the maintenance obligation shall be established or amended as required and shall be approved and recorded prior to the issuance of a Building Permit. (BLDG PERMIT: MONITORING-Eng)

F. LANDSCAPING - INTERIOR

1. Prior to final certification by the Development Review Committee (DRC), the site plan shall be amended to:
 - a. Provide one (1) landscape island for every ten (10) parking spaces for the parking area. The maximum spacing between landscape islands shall not exceed one hundred (100) linear feet. (DRC: ZONING)
2. Foundation planting or grade level planters shall be provided along the front and side facades of all structures to consist of the following:
 - a. The minimum width of the required landscape areas shall be five (5) feet;
 - b. The length of the required landscaped areas shall be no less than 50% of the total length of each side of the structure; and,
 - c. Landscape areas shall be planted with a minimum equivalent of one (1) canopy tree or palm for each twenty (20) linear foot of building facade and appropriate ground cover. (DRC / CO: ZONING / LANDSCAPE)
3. One (1) palm or canopy tree for every twenty (20) linear feet of the length of each side of the loading area for the furniture sales building. The palms or trees shall be equally distributed on both sides of the loading area. (DRC/CO: ZONING/LANDSCAPE)
4. A minimum one thousand and five hundred (1,500) square feet of planting area shall be provided adjacent to the dumpster/recycle area and shall include the following:
 - a. a minimum of four (4) canopy trees with a maximum spacing of twenty five (25) feet;
 - b. a minimum of six (6) palms, in groups of three (3);
 - c. a minimum of three (3) small, flowering trees; and
 - d. appropriate ground cover shall also be installed in the entire planting area. (CO: LANDSCAPE)

G. LANDSCAPING ALONG THE NORTH PROPERTY LINE (ABUTTING DAYCARE)

1. Landscaping and buffering along the north property line shall include:
 - a. a minimum seven and one half (7.5) foot wide landscape area including a five (5) foot wide buffer strip; and
 - b. one (1) canopy tree planted every thirty (30) feet on center;
 - c. twenty-four (24) 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 seventy-two (72) inches. Height of this hedge may be reduced to thirty-six (36) inches if an existing six (6) foot high opaque fence, wall, chain link fence or hedge is installed on the adjacent (north) property. In the event if the adjacent hedge, wall or fence on the property to the north is removed, this hedge shall be maintained at a minimum height of seventy-two (72) inches. (CO: LANDSCAPE)

H. LANDSCAPING ALONG THE SOUTH PROPERTY LINE (ABUTTING GLADES ROAD)

1. Landscaping and buffering along the south property line shall be upgraded to include:

- a. a minimum twenty **(20)** foot wide landscape buffer strip;
- b. a continuous two (2) foot high berm measured from finished grade;
- c. one (1) medium canopy tree planted every thirty (30) feet on center (if PL easement);
- d. one (1) additional palm for each thirty (30) linear feet of frontage, with a maximum spacing of sixty (60) feet between clusters;
- 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. A minimum of sixty (60)% of the shrub or hedge materials shall be planted on the plateau of the berm; and,
- f. a minimum of three (3) small, flowering tree at the entrance area of Glades Road. Three (3) small flowering trees may supersede the requirement for one canopy tree at the entrance area. (CO: LANDSCAPE)

I. LANDSCAPING ALONG THE EAST PROPERTY LINE (ABUTTING BELLSOUTH SUBSTATION)

1. Landscaping and buffering along the east property line shall include:

- a. a minimum five (5) foot wide landscape buffer strip; and
- b. one (1) canopy tree planted every thirty (30) feet on center;
- c. twenty-four **(24)** 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; and,
- d. a group of three (3) or more palm may supersede the requirement for canopy tree. (CO: LANDSCAPE)

J. LANDSCAPING ALONG THE WEST PROPERTY LINE (ABUTTING 95th AVENUE SOUTH)

1. Landscaping and buffering along the west property line shall include:

- a. a minimum fifteen (15) foot wide landscape buffer strip;
- b. a continuous two **(2)** foot high berm measured from finished grade;
- c. one (1) canopy tree planted every thirty (30) feet on center;
- d. one (1) palm for each twenty **(20)** linear feet, with a maximum spacing of sixty (60) feet between clusters;
- e. twenty four **(24)** 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. A minimum of sixty (60)% of the shrub or hedge materials shall be planted on the plateau of the berm; and,
- f. a minimum of three (3) small, flowering tree at the entrance area of 95th Avenue South. Three (3) small flowering trees may supersede the requirement for one canopy tree at the entrance area. (CO: LANDSCAPE)

K. LIGHTING

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, minimum necessary to satisfy the Palm Beach County Security Code, shielded and directed down and away from adjacent properties and streets. (CO/ONGOING: BLDG/CODE ENF - Zoning)

2. All outdoor lighting fixtures shall not exceed fifteen (15) feet in height, measured from finished grade to highest point. (CO: BLDG - Zoning)
3. All outdoor lighting shall be extinguished no later than 11:30 p.m., excluding security lighting only. (ONGOING: CODE ENF)
4. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING: CODE ENF)

L. SIGNS

1. Freestanding (including entrance wall, point of purchase, directional signage) sign fronting on Glades Road shall be limited as follows:
 - a. maximum sign height, measured from finished grade to highest point, - eight (8) feet.
 - b. maximum total sign face area per side - 100 square feet.
 - c. maximum number of signs - one (1).
 - d. style - monument style only;
 - e. location - intersection of Glades Road and 95th Avenue South. (BUILDING-Zoning)
2. Prior to site plan certification by the Development Review Committee (DRC), a Master Signage Plan for all point of purchase, monument, wall and directional signs shall be approved by the Zoning Division. The master signage plan shall include, at a minimum, the proposed number of signs, sign type, location, unified colors, unified graphics, dimensions, materials and method of construction. (DRC: ZONING)
3. No off-premise signs or relocated billboards shall be permitted on the site. (ONGOING/DRC: CODE ENF/ZONING)
4. Wall signs shall not be permitted on the north facade of the building. (BUILDING-Zoning)

M. USE LIMITATION

1. Retail business activity shall not be allowed on site, including deliveries, prior to 7:00 a.m. nor continue later than 11:00 p.m. daily. (ONGOING: CODE ENF - Zoning)
2. Storage or placement of any material, refuse, equipment or debris shall not be permitted in the rear of the facility. (ONGOING: CODE ENF - Zoning)
3. Outdoor retail business activities shall not be allowed on site, excluding deliveries only. (ONGOING: CODE ENF - Zoning)
4. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on site, except within designated loading and delivery areas. (ONGOING: CODE ENF)

N. 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 any 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 non-compliance, 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)



Department of Planning,
 Zoning & Building
 100 Australian Avenue
 West Palm Beach, FL 33406
 (561) 233-5000
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Palm Beach County
 Board of County
 Commissioners

Maude Ford Lee, Chair

Warren H. Newell, Vice Chairman

Karen T. Marcus

Carol A. Roberts

Mary McCarty

Bun Aaronson

Tony Masilotti

County Administrator

Robert Weisman

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

TO: Phyllis House, Minutes Manager
 FROM: William C. Whiteford, Zoning Director@ *(CW by rw)*
 DATE: May 3, 2000
 RE: Amended Conditions from the April 27, 2000
 BCC Hearing

The conditions of these resolutions are true and correct and reflect the changes approved by the Board of County Commissioners on April 27, 2000.

The following petitions were amended:

- | | |
|---------------|---|
| Z/CA99-090 | E&H Self Storage |
| DOA97-078(A) | Ciba-Geigy PUD
(nka Ponte Vecchio PUD) |
| Z/COZ2000-007 | Glades Square |
| PDD99-068 | Excelsior Parc |
| PDD99-092 | Spalding MUPD |
| W81-095(B) | Forest Hill Center |

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"An Equal Opportunity
 Affirmative Action Employer"