

Board of County Commissioners

Addie L. Greene, Chairperson
Jeff Koons, Vice Chair
Karen T. Marcus
Warren H. Newell
Mary McCarty
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**PALM BEACH COUNTY ZONING COMMISSION
AMENDMENTS TO THE AGENDA
Wednesday, April 25, 2007**

AGENDA

ITEM #/PAGE # PETITION / CHANGE

AMENDMENTS TO THE AGENDA

1. Pgs 1-134 **TDD/R/ZV2006- CALLERY JUDGE GROVE TTD**
(Control 2006-397)

Modify Planning Condition 2 to read as follows:

2. Prior to final approval by the Development Review Officer (DRO) of each Site Plan for each Pod, at least 20~~40~~% of the dwelling units in each TND, TMD, or PUD shall target the workforce housing income ranges and shall be noted on the site plan in each phase of the Development Area. (DRO: PLANNING - Planning)

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**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

WEDNESDAY APRIL 25, 2007

**WEDNESDAY
9:00 AM**

**COMMISSION
CHAMBERS**

1. CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Proof of Publication
- E. Swearing In
- F. Disclosures

2. REGULAR AGENDA (Page 2)

3. COMMISSIONER COMMENTS (Page 3)

4. DIRECTOR COMMENTS (Page 3)

5. ADJOURNMENT (Page 3)

Web address: www.pbcgov.com/pzb/

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

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

APRIL 25, 2007

1. CALL TO ORDER

- A. Roll Call – 9:00 A.M.
- B. Opening Prayer, Pledge of Allegiance and Quasi-Judicial Notice
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Jane M. Thompson Memorial Chambers, 6th Floor, 301 N. Olive Avenue, West Palm Beach, FL, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission may take final action or issue an advisory recommendation on accepting, rejecting or modifying the recommendations of staff. The Board of County Commissioners of Palm Beach County will conduct a public hearing at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, at 9:30 A.M. on **Monday, May 7, 2007** to take final action on Callery Judge Grove TTD.

NOTICE

Zoning hearings are quasi-judicial and must be conducted to afford all parties due process.

This means that any communication with commissioners, which occurs outside of the public hearing, must be fully disclosed at the hearing. In addition, anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

In this regard, if any group of citizens or other interested parties wish to cross-examine witnesses, they must appoint one representative from the entire group to exercise this right on behalf of the group. Any person representing a group or organization must provide written authorization to speak on behalf of the group.

Public comment continues to be encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- D. Proof of Publication – Motion to receive and file.
- E. Swearing In – County Attorney.
- F. Disclosures.

- START OF REGULAR AGENDA -

2. REGULAR AGENDA

PREVIOUSLY POSTPONED ITEM

ZONING APPLICATION

1. **TDD/R/ZV2006-1142** 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). 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 more than one of each of the following uses: Assembly non-profit, Institutional/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 Type II; School, Elementary/Secondary; Water Management Plant. Title: Resolution approving A Type II Zoning Variance application of Callery Judge LP, and Silver Lake Enterprises, Inc., by Kilday & Associates, Inc., Lewis, Longman and Walker, P.A., Agent. Request: To deviate from the required TDD Cross-Sections. 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 1-134

Size: 3911.04 acres ±

BCC District: 6

MOTION: To recommend denial of a Development of Regional Impact.

MOTION: To adopt a resolution denying a Type II Zoning Variance to deviate from the required TDD Cross-Sections.

MOTION: To recommend denial of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Traditional Town Development District.

MOTION: To recommend denial of a Requested Use to allow more than one of each of the following uses: Assembly non-profit, Institutional/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 Type II; School, Elementary/Secondary; Water Management Plant.

5. COMMISSIONER COMMENTS

6. DIRECTOR COMMENTS

7. ADJOURNMENT