

Board of County Commissioners

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County Administrator

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

AUGUST 3, 2006

**THURSDAY
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. POSTPONEMENTS (Page 2)

3. CONSENT AGENDA (Page 3)

4. REGULAR AGENDA (Pages 4-6)

5. COMMISSIONER COMMENTS (Page 6)

6. DIRECTOR COMMENTS (Page 6)

7. ADJOURNMENT (Page 6)

Web address: www.pbcgov.com/pzb/

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

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, AUGUST 3, 2006

1. CALL TO ORDER

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

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.

- 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 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 **Wednesday**, August 23, 2006, to take final action on the applications listed below.

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

2. POSTPONEMENTS

A. POSTPONEMENTS

- 1. **DOA/R2005-1321** Title: Resolution approving a Development Order Amendment application of Temple Beth El Of Boca Raton, Inc., by Land Design South, Inc., Agent. Request: To modify the master plan. Title: Resolution approving a Requested Use application of Temple Beth El Of Boca Raton, Inc., by Land Design South, Inc., Agent. Request: To allow a daycare, general and a school, elementary or secondary (private). General Location: Northwest corner of Cobblestone Way and Ponderosa Drive (**TEMPLE BETH EL**). (Control 1975-068)

Page 1

Size: 6 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to Thursday, September 7, 2006 (Applicant request).

- 2. **DOA2006-180** Title: Resolution approving a Development Order Amendment application of Charlse Watt Communities IV, Inc., by Land Design South, Inc., Agent. Request: To re-designate land use from government service area and recreational to residential; to reconfigure master plan and add units. General Location: Approximately 0.25 mile north of Palmetto Park Road on the west side of Lyons Road (**BOCA LAGO PUD**). (Control 1973-036)

Page 2

Size: 24.53 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to Thursday, September 7, 2006 (by right).

END OF POSTPONEMENTS

3. CONSENT AGENDA

A. ZONING APPLICATIONS – CONSENT

3. **CA2005-1125** Title: Resolution approving a Class A Conditional Use application of Howell and Doree Garolsky, by Land Research Management, Inc., Agent. Request: To allow vehicle sales and rental and general repair and maintenance. General Location: Approximately 1 mile south of Forest Hill Boulevard on the west side of Military Trail **(THE BOAT CONNECTION)**. (Control 1986-062)

Pages 3-20

Size: 3.94 acres ±

BCC District: 2

MOTION: To recommend approval of a Class A Conditional Use to allow vehicle sales and rental and general repair and maintenance.

4. **DOA2006-497** Title: Resolution approving a Development Order Amendment application of U Pull & Pay, LLC, by Juran Consulting, Inc., Agent. Request: To modify a condition of approval. General Location: Approximately 1800 feet north of Southern Boulevard on the west side of Benoist Farms Road **(RECYCLING CENTER)**. (Control 1994-081)

Pages 21-34

Size: 12.13 acres ±

BCC District: 6

MOTION: To recommend approval of a Development Order Amendment to modify a condition of approval.

– END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. PREVIOUSLY POSTPONED ITEMS

5. **Z/COZ2005-1123** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone application of Beatrice Riley, by Land Research Management, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District with a Conditional Overlay Zone (COZ). General Location: Northwest Corner of Tall Pines Road and Southern Boulevard (**RILEY REZONING**). (Control 2005-375)

Pages 35-50

Size: 0.78 acres ±

BCC District: 6

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Community Commercial Zoning District with a Conditional Overlay Zone.

6. **CA2005-1130** Title: Resolution approving a Class A Conditional Use application of Beacon Baptist Tabernacle Inc., by Land Design South, Inc., Agent. Request: To allow a place of worship. General Location: Southeast corner of Indiantown Road and Haynie Lane (**BEACON BAPTIST CHURCH**). (Control 2003-405)

Pages 51-71

Size: 18.98 acres ±

BCC District: 1

MOTION: To recommend approval of a Class A Conditional Use to allow a place of worship.

B. ZONING APPLICATIONS

7. **Z/CB/COZ2005-383** Title: Resolution approving an Official Zoning Map Amendment application of Turtle Cove, LLC, by Miller Land Planning, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Commercial High Office (CHO) Zoning District with a Conditional Overlay Zone (COZ).. Title: Resolution approving a Class B Conditional Use application of Turtle Cove, LLC, by Miller Land Planning, Agent. Request: To allow a veterinary clinic. General Location: Approximately 1,100 feet west of Military Trail on the south side of Hypoluxo Road (**TURTLE COVE PROFESSIONAL**). (Control 2003-040)

Pages 72-92

Size: 2.29 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment rezoning from the Agricultural Residential Zoning District to the Commercial High Office Zoning District with a Conditional Overlay Zone.

MOTION: To adopt a resolution approving a Class B Conditional Use to allow a veterinary clinic.

8. **Z/CA2005-1710** Title: Resolution approving an Official Zoning Map Amendment application of Anthony and Stephen Morrison, by Land Research Management, Inc., Agent. Request: Rezoning from the Multi-family Residential (RM) Zoning District to the Single-family Residential (RS) Zoning District. Title: Resolution approving a Class A Conditional Use application of Anthony and Stephen Morrison, by Land Research Management, Inc., Agent. Request: To allow a place of worship and a daycare, general. General Location: Approximately 0.2 mile west of Skees Road on the north side of Belvedere Road (**UNITED OVERCOMER CHURCH OF GOD IN CHRIST**). (Control 2005-590)

Pages 93-108

Size: 3.5 acres ±

BCC District: 2

MOTION: To recommend approval of an Official Zoning Map Amendment from the Multi-family Residential Zoning District to the Single-family Residential Zoning District.

MOTION: To recommend approval of a Class A Conditional Use to allow a place of worship, and a daycare, general.

9. **DOA/R2006-735** Title: Resolution approving a Development Order Amendment application of Gilo Realty, LLC, by Land Research Management, Inc., Agent. Request: To re-designate retail, general to indoor flea market. General Location: Southwest corner of Forest Hill Boulevard and Military Trail (**SUNSHINE INTERNATIONAL MARKET**). (Control 1981-157)

Pages 109-126

Size: 5.0 acres ±

BCC District: 2

MOTION: To recommend approval of a Development Order Amendment to re-designate retail, general to indoor flea market.

5. **COMMISSIONER COMMENTS**

6. **DIRECTOR COMMENTS**

7. **ADJOURNMENT**