

AMENDMENTS TO THE AGENDA

4. Pgs 16-34 **CA/TDR2006-016 (BOATMAN HAMMOCK)**
(Control 2006-008)

Add All Petition Condition 2 to read as follows:

2. Prior to final approval by the Development Review Officer (DRO), the property owner shall revise the site layout to reflect the following:
 - a. Front side of Buildings 1 through 3 must face front of Buildings 4, 5 and 6 ;
 - b. Provide traffic calming components (decorative paving treatment) within the access/parking tracts; and,
 - c. Provide Traffic calming components (speed bumps). (DRO: ZONING-Zoning)

5. Pgs 35-61 **PDD/TDR/W2005-1322 (FAIRWAY VIEW OF THE PALM BEACHES).** (Control 2005-449)

Add Site Design Condition 2 to read as follows:

2. All residential structures along the west property line (Lots 34-52) shall be limited to one story in height. (BLDG PERMIT: BLDG – Zoning)

Delete TDR Conditions 1, 5 and 8

Modify TDR Conditions 2, 3 and 4 to read as follows:

2. At time of submittal for final Development Review Officer (DRO) approval, an official Contract for Sale and Purchase of TDR Units, TDR Escrow Agreement, and TDR Deed shall be submitted to the Zoning Division and County Attorney for final review and execution. (DRO:ZONING-Zoning)
3. ~~Prior to final approval of the Master and/or Site Plans~~ by the Development Review Officer (DRO), a Contract for Sale and Purchase of TDRs” shall be executed by the property owner, in a manner and form approved by the Office of the County Attorney, and formally executed by the Chairman of the Board of County Commissioners. The Contract shall accommodate a maximum of ~~36~~ twenty-five (25) TDR units at a selling price of \$25,000.00 per unit, and eleven (11) TDR units that are subject to Workforce Housing restrictive covenant at a selling price of \$1.00 per unit. (DRO:ZONING –Zoning)
4. ~~Prior to final approval of the Master and/or Site Plans~~ by the Development Review Officer (DRO), the property owner shall submit the following:
 - a. two (2) recorded copies of the Contract for Sale and Purchase of TDRs to the Zoning Division; and,
 - b. monies representing thirty-six (36) TDR units shall be placed in an escrow account in a form acceptable to Palm Beach County. (DRO:ZONING -Zoning)

6. Pgs 62-82 **PDD/R2005-1625 NORTHLAKE SELF-STORAGE**
(Control 2005-599)

Add landscape Standard Condition 1 to read as follows, and renumber

accordingly:

1. Prior to the issuance of a building permit, the property owner shall submit a Landscape Plan to the Landscape Section for review and approval. The Plan(s) shall be prepared in compliance with all landscape related conditions of approval as contained herein. (BLDG PERMIT: LANDSCAPE - Zoning)

Addie L. Greene, Chairperson
Jeff Koon, Vice Chair
Karen T. Marcus
Warren H. Newell
Mary McCarty
Burt Aaronson
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**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

DECEMBER 7, 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/WITHDRAWALS (Page 2)

3. CONSENT AGENDA (Page 3)

4. REGULAR AGENDA (Pages 4-7)

5. COMMISSIONER COMMENTS (Page 7)

6. DIRECTOR COMMENTS (Page 7)

7. ADJOURNMENT (Page 7)

Web address: www.pbcgov.com/pzb/

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

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

DECEMBER 7, 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 Thursday, January 4, 2007 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/WITHDRAWALS

A. POSTPONEMENTS

- 1. **Z/CA2005-477** Title: Resolution denying an Official Zoning Map Amendment application of Levy Ventures Limited Partnership, by Jon E. Schmidt & Associates, Agent. Request: Rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution denying a Class A Conditional Use application of Levy Ventures Limited Partnership, by Jon E. Schmidt & Associates, Agent. Request: To deny a private school. General Location: Southeast corner of Bates Road and Northlake Boulevard. **(LEVY LEARNING CENTER)** (Control 2005-193)

Page 1

Size:0.98 acres ±

BCC District: 1

MOTION: To postpone thirty (30) days to Friday, January 5, 2007 (Applicant request).

B. WITHDRAWALS

- 2. **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 2

Size: 6 acres ±

BCC District: 5

MOTION: None required.

END OF POSTPONEMENTS/WITHDRAWALS

3. CONSENT AGENDA

A. ZONING APPLICATIONS – CONSENT

3. **Z2006-941** Title: Resolution approving an Official Zoning Map Amendment application of Reardon Land Holdings, LLC, by Ward, Damon & Posner, PA, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District. General Location: Approximately 500 feet west of Pike Road on the north side of Southern Boulevard. **(REARDON LAND HOLDINGS LLC)** (Control 2006-360)

Pages 3-15

Size: 1.23 acres ±

BCC District: 6

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Light Industrial Zoning District with a Condition Overlay Zone.

– END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. PREVIOUSLY POSTPONED ITEMS

4. **CA/TDR2006-016** Title: Resolution approving a Class A Conditional Use application of Haldick Enterprises, Inc., by Cotleur & Hearing, Inc., Agent. Request: To allow the Transfer of Development Rights for 20 units and to designate this application as the receiving area. General Location: Approximately 300 feet east of Military Trail at the terminus of Boatman Street and Clemens Street. **(BOATMAN HAMMOCK)** (Control 2006-008)

Pages 16-34

Size: 5.13 acres ±

BCC District: 3

MOTION: To recommend approval of a Class A Conditional Use to allow the Transfer of Development Rights for 20 units and to designate this application as the receiving area.

B. ZONING APPLICATIONS

5. **PDD/TDR/W2005-1322** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) Zoning District. Title: A Transfer of Development Rights. Request: To allow the transfer of development rights for 36 units and to designate this application as the receiving area. Title: Waiver. Request: To allow more than 25% of the local streets to terminate in cul-de-sac or dead end. General Location: Northeast corner of Lantana Road and Fearnley Drive. **(FAIRWAY VIEW OF THE PALM BEACHES)** (Control 2005-449)

Pages 35-61

Size: 16.97 acres ±

BCC District: 2

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Planned Unit Development Zoning District.

MOTION: To recommend approval of the Transfer of Development Rights to allow the transfer of 36 units and to designate this application as the receiving area.

MOTION: To recommend approval of a Waiver to allow more than 25% of the local streets to terminate in cul-de-sac or dead end.

6. **PDD/R2005-1625** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Four JR Corporation, by Land Research Management, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) and Specialized Commercial (CS) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Requested Use application of Four JR Corporation, by Land Research Management, Inc., Agent. Request: To allow a self-service storage facility. General Location: Approximately 4 mile west of SR 710 on the north side of Northlake Boulevard. **(NORTHLAKE SELF-STORAGE)** (Control 2005-599)

Pages 62-82

Size: 9.88 acres ±

BCC District: 1

MOTION: To recommend denial of an Official Zoning Map Amendment from the Agricultural Residential and Specialized Commercial Zoning Districts to the Multiple Use Planned Development Zoning District.

MOTION: To recommend denial of a Requested Use to allow a self-service storage facility.

7. **PDD/DOA/ABN2006-189** Title: Resolution approving Official Zoning Map Amendment to a Planned Development District application of Health Hippocrates, by Miller Land Planning, Agent. Request: Rezoning from the Agricultural Residential (AR) and the Residential Transitional (RT) Zoning Districts to the Residential Planned Unit Development (PUD) Zoning District. Title: Resolution approving Development Order Amendment application of Health Hippocrates, by Miller Land Planning, Agent. Request: To add land area, add square footage, add residents, reconfigure the site plan and modify the conditions of approval to the Hippocrates Planned Unit Development. Title: Resolution approving Development Order Abandonment application of Health Hippocrates, by Miller Land Planning, Agent. Request: To adopt a resolution approving the abandonment of the Special Exception to allow a Congregate Living Facility. General Location: On the west side of Skees Road between Golden River Drive and Palmdale Road. **(HIPPOCRATES PUD/CLF)** (Control 1987-032)

Pages 83-106

Size: 30.46 acres ±

BCC District: 2

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential and the Residential Transitional Zoning Districts to the Residential Planned Unit Development Zoning District.

MOTION: To recommend approval of a Development Order Amendment to add land area, add square footage, add residents, reconfigure the site plan and modify the conditions of approval to the Hippocrates Planned Unit Development.

MOTION: To recommend approval of the abandonment of the Special Exception to allow a Congregate Living Facility.

8. **Z/CA2006-936** Title: Resolution approving an Official Zoning Map Amendment application of Joel and Marlene Dalva by William Upthegrove, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District Title: Resolution approving a Class A Conditional Use application of Joel and Marlene Dalva by William Upthegrove, Agent. Request: To allow a daycare, general. General Location: Northeast corner of Lyons Road and Dillman Road. **(GODDARD SCHOOL)** (Control 2006-363)

Pages 107-124

Size: 1.77 acres ±

BCC District: 6

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Transitional Zoning District.

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

9. **PDD/DOA2006-1183** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Lost Tree Club, Inc., by Lucido & Associates, Agent. Request: Rezoning from the Residential Single Family (RS) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Development Order Amendment application of Lost Tree Club, Inc., by Lucido & Associates, Agent. Request: To add land area to an existing Planned Unit Development. General Location: Approximately 0.25 mile south of US 1 on the east and west side of SR Alternate AIA. **(LOST TREE BEACH CLUB)** (Control 1973-030)

Pages 125-142

Size: 80.14 acres ±

BCC District: 1

MOTION: To recommend approval of an Official Zoning Map Amendment from the Residential Single Family Zoning District to the Residential Planned Unit Development District.

MOTION: To recommend approval of a Development Order Amendment to add land area to an existing Planned Unit Development.

10. **DOA2006-1371** Title: Resolution approving a Development Order Amendment application of Palm Beach County FDO by Palm Beach County, Agent. Request: To amend the master plan of Boca Pointe PUD to re-designate a portion of Pod D land use (residential to civic), add two access points to newly created Pod D2, and modify conditions of approval. General Location: South side of SW 18th Street, between Powerline Road and Military Trail. **(PBC FIRE STATION 56 at BOCA POINTE PUD)** (Control 1973-085)

Pages 143-162

Size: 22.98 acres ±

BCC District: 4

MOTION: To recommend approval of a Development Order Amendment to amend the master plan of Boca Pointe PUD to re-designate a portion of Pod D land use (residential to civic), add two access points to newly created Pod D2, and modify conditions of approval.

5. COMMISSIONER COMMENTS

6. DIRECTOR COMMENTS

Overview of Variance Process and Criteria

7. ADJOURNMENT