

Board of County Commissioners

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County Administrator

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

JULY 6, 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/REMANDS (Page 2)**

- 3. CONSENT AGENDA (Page 3)**

- 4. REGULAR AGENDA (Pages 4-5)**

- 5. COMMISSIONER COMMENTS (Page 5)**

- 6. DIRECTOR COMMENTS (Page 5)**

- 7. ADJOURNMENT (Page 5)**

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, JULY 6, 2006

1. CALL TO ORDER

- A. Roll Call – 9:00 A.M.
- B. Opening Prayer, Pledge of Allegiance
- 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, August 24, 2006, to take final action on the applications listed below.

- D. 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.

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

2. POSTPONEMENTS

A. POSTPONEMENTS

1. **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)

Page 1

Size: 18.98 acres ±

BCC District: 1

MOTION: To postpone thirty (30) days to Thursday, August 3, 2006. (Applicant request)

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: To postpone thirty (30) days to Thursday, August 3, 2006. (By right)

B. REMANDS

3. **PDD/W2005-1322** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Waiver application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, Agent. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Northeast corner of Lantana Road and Fearnley Drive. **(FAIRWAY VIEW OF THE PALM BEACHES)** (Control 2005-449)

Page 3

Size: 19.43 acres ±

BCC District: 2

MOTION: To remand to the August 9, 2006, Development Review Officer meeting.

END OF POSTPONEMENTS/REMANDS

3. CONSENT AGENDA

A. ZONING APPLICATIONS – CONSENT

4. **Z2005-1330** Title: Resolution approving an Official Zoning Map Amendment application of SRR Holdings, LLC, by Miller Land Planning Consultants, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) and the General Commercial (CG) Zoning Districts to the Residential Transitional (RT) Zoning District. General Location: Approximately 2,100 feet north of Lantana Road on the west side of State Road 7/US441. **(GARTNER PROPERTY)** (Control 2005-454)

Pages 4-21

Size: 9.17 acres ±

BCC District: 3

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

B. ABANDONMENTS

5. **ABN2005-1117** Resolution approving a Development Order Abandonment application of Lantana Ventures LLC, by HSQ Group, Inc., Agent. Request: To abandon the Class B Conditional Use to allow a Type 3 Congregate Living Facility granted by Resolutions ZR1997-02 and ZR2002-010. General Location: Southeast corner of Congress Avenue and Donnelly Drive. **(LAKE POINT)** (Control 1990-034)

Pages 22-24

MOTION: To abandon the Class B Conditional Use to allow a Type 3 Congregate Living Facility granted by Resolutions ZR2002-010 and ZR1997-02.

– – END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ZONING APPLICATIONS

6. **CA2005-1332** Title: Resolution approving a Class A Conditional Use application of PB Plaza LLC, by Moyle, Flanigan, Agent. Request: To allow general repair and maintenance. General Location: Approximately 950 feet south of Okeechobee Boulevard on the east side of Jog Road. **(JOG ROAD COMMERCIAL)** (Control 1992-041)

Pages 25-39

Size: 2.86 acres ±

BCC District: 2

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

7. **PDD/W2006-024** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Frank Butterworth, G. Carden, Hidden Creek South, LLC, Martin Estrada, Paul Oliver, Polo Florida, Ronald Mastroianni, Thomas Biddle, Tlh Bos Corp., Tlhc 2 Inc., by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Waiver. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Approximately 3/4 mile south of Lake Worth Road on the east side of Lyons Road. **(ALLIE POLO ESTATES PUD)** (Control 2005-422)

Pages 40-67

Size: 221.04 (affected) acres

BCC District: 6

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

MOTION: To recommend approval of a Waiver to allow deviation from cul-de-sac or dead-end restrictions.

8. **PDD2005-1718** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Gulfstream Land Investment Corp., by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) and the Residential Estate (RE) Zoning Districts to the Residential Planned Unit Development (PUD) District. General Location: Approximately 0.25 mile south of Lake Worth Road on the east side of Lyons Road. **(GULFSTREAM HAAS PUD)** (Control 2005-595)

Pages 68-92

Size: 76.58 acres ±

BCC District: 6

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

9. **PDD2005-1724** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Gulfstream Land Investments Corp., by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approximately 2,150 feet south of Lake Worth Road on the west side of The Florida's Turnpike. **(GULFSTREAM GROVES PUD)** (Control 2005-594)

Pages 93-114

Size: 136.24 (affected) acres ±

BCC District: 6

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

5. COMMISSIONER COMMENTS

6. DIRECTOR COMMENTS

Update on Cell Towers

7. ADJOURNMENT