



# News Release

FOR IMMEDIATE RELEASE ON:  
FOR MORE INFORMATION, CALL:

July 2, 2007  
Jon MacGillis, 233-5223

## Department of Planning, Zoning & Building

2300 North Jog Road

West Palm Beach, FL 33411

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Planning Division 233-5300

Zoning Division 233-5200

Building Division 233-5100

Code Enforcement 233-5500

Contractors Certification 233-5525

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Executive Office 233-5228

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## Palm Beach County Board of County Commissioners

Addie L. Greene, Chairperson

Jeff Koons, Vice Chair

Karen T. Marcus

Warren H. Newell

Mary McCarty

Burt Aaronson

Jess R. Santamaria

## County Administrator

Robert Weisman

## Courtesy Notices for July 5, 2007 Zoning Commission Hearing

All regular items on the July 5, 2007 Hearing, will have to be postponed until August 2, 2007, Zoning Commission Hearing. The 300-500' Courtesy Notices were not mailed out by US Certified Letters, Inc. The Zoning Division has consulted this function out and due to an error on their part failed to comply with the deadline. They have assured Zoning that new procedures are in place so this does not occur in the future.

We apologize for any inconvenience this causes. All items will be re-advertised and placed on the August 2, 2007 Agenda. If staff can do anything to address your concerns, please contact Wendy Hernandez, Acting Principal Site Planner, at 561- 233-5218

There will be two postponed items on the July 5, 2007 Zoning Commission Hearing that can be heard as well as the presentation for Reclaimed Water.

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Addie L. Greene, Chairperson  
Jeff Koon, Vice Chair  
Karen T. Marcus  
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Department of Planning, Zoning & Building  
2300 N. Jog Rd.  
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**ORDER OF BUSINESS  
ZONING COMMISSION  
PALM BEACH COUNTY, FLORIDA**

**THURSDAY JULY 5, 2007**

**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 (Pages 2-3)**

**3. CONSENT AGENDA (Pages 4-5)**

**4. REGULAR AGENDA (Pages 6-7)**

**5. COMMISSIONER COMMENTS (Page 7)**

**6. DIRECTOR COMMENTS (Page 7)**

**7. ADJOURNMENT (Page 7)**

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

**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**JULY 5, 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, 6<sup>th</sup> 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, 6<sup>th</sup> Floor, at 9:30 A.M. on Thursday, July 26, 2007 to take final action on the applications listed below.

**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.

## 2. POSTPONEMENTS

### A. POSTPONEMENTS

1. [Z/CA2006-022](#) Title: Resolution approving an Official Zoning Map Amendment application of Colonial Lake, LLC, by Kim Glas-Castro, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multi-family Residential (RM) Zoning District. Title: Resolution approving a Class A Conditional Use application of Colonial Lakes, LLC, by Kim Glas-Castro, Agent. Request: To allow the transfer of development rights. General Location: Approximately 130 feet west of Haverhill Road on the south side of Lake Worth Road. **(COLONIAL LAKES)** (Control 2006-010)

Page 1

Size: 9.84 acres ±

BCC District: 2

MOTION: To postpone thirty (30) days to Thursday August 2, 2007.

2. [CA/TDR2006-1555](#) Title: Resolution approving a Class A Conditional Use application of Vivendi Homes, LLC, by Ruden, McClosky, Agent. Request: To allow the Transfer of Development Rights for 9 units. General Location: Approximately 300 feet east of Kirk Road on the south side of Melaleuca Lane. **(VIVENDI)** (Control 2000-111)

Page 2

Size: 3.50 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to Thursday August 2, 2007.

3. [PDD2006-960](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Woolbright Investment Group, LLC, by Gentile, Holloway, O'Mahoney & Associates, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approximately 200 feet west of Jog Road on the south side of Woolbright Road. **(WOOLBRIGHT OFFICE CENTER)** (Control 2006-305)

Page 3

Size: 3.62 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to Thursday August 2, 2007.

4. **ZV2007-725** Title: Resolution approving a Type II Zoning Variance application of Signature Storage Property Owner, LLC, by Kilday & Associates, Inc., Agent. Request: To allow a wall sign not facing a right-of-way, to allow an increase in square footage of wall sign, and to reduce the number of terminal islands. General Location: Terminus of Venture Center Way approximately 0.5 mile west of Hagen Ranch Road. **(KAHLERT SSSF)** (Control 1998-073)

Page 4

Size: 4.85 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to Thursday August 2, 2007.

5. **PDD/R2006-1675** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of GKK-Hagen, Ltd., by F. Martin Perry & Associates, P.A., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Requested Use application of GKK-Hagen, Ltd., by F. Martin Perry & Associates, P.A., Agent. Request: To allow financial institutions (2) with drive through lanes, and a Type II Restaurant. General Location: Northwest corner of Hagen Ranch Road and Boynton Beach Boulevard. **(HAGEN RANCH/BOYNTON BEACH MUPD)** (Control 2006-520)

Page 5

Size: 3.70 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to Thursday August 2, 2007.

6. **CB2006-947** Title: Resolution approving a Class B Conditional Use application of Boynton Beach Associates, XXIII, LLLP, by Urban Design Studio, Agent. Request: To allow Agricultural, Sales and Service. General Location: Northwest corner of Lee Road and State Road 7/US 441. **(LEE ROAD PROPERTY)** (Control 2006-361)

Page 6

Size: 5.0 acres ±

BCC District: 5

MOTION: To postpone sixty (60) days to Thursday September 6, 2007.

**END OF POSTPONEMENTS**

3. CONSENT AGENDA

A. ZONING APPLICATIONS – CONSENT

- 7. **ZV/DOA2006-1938** Title: Resolution approving a Type II Zoning Variance application of Crescent Center Ventures, LLC, by Beril Kruger, Planning Zoning Consultants, Agent. Request: To allow a reduction in the number of loading spaces. Title: Resolution approving A Development Order Amendment application of Crescent Center Ventures, LLC, by Beril Kruger, Planning Zoning Consultants, Agent. Request: To reconfigure Site Plan. General Location: Approximately one mile south of Golf Road on the east side of Military Trail. **(MILITARY 6)** (Control 1987-103)

Pages 7-26

Conditions of Approval (34) Page 21

Size: 6.15 acres ±

BCC District: 4

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow a reduction of loading spaces.

MOTION: To recommend approval of a Development Order Amendment to reconfigure Site Plan and modify condition of approval.

- 8. **PDD/TDR2006-1554** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of In The Pines, Inc., by Miller Land Planning, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District Title: Resolution approving a Transfer of Development Rights application of In The Pines, Inc., by Miller Land Planning, Agent. Request: To allow the Transfer of Development Rights for eleven (11) units and designate this application as the receiving area. General Location: Approximately 1 mile north of Lake Ida Road on the east side of Hagen Ranch Road. **(IN THE PINES NORTH)** (Control 2006-503)

Pages 27-52

Conditions of Approval (28) Page 44

Size: 5.35 acres ±

BCC District: 5

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 to allow the Transfer of Development Rights for eleven (11) units and designate this application as the receiving area.

9. **ZV2007-727** Title: Resolution approving a Type II Zoning Variance application of Timothy Lawrence, by Surge Solutions Group, Agent. Request: To allow a reduction of the side setback. General Location: Approximately 300 feet east of Acapulco Avenue on Dunes Road. **(LAWRENCE VARIANCE)** (Control 2007-235)

Pages 53-58

Condition(s) of Approval (1) Page 58

Size: .20 acres ±

BCC District: 1

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow a reduction of the side setback.

10. **Z2007-336** Title: Resolution approving an Official Zoning Map Amendment application of Palm Beach County, by Palm Beach County, Agent. Request: Rezoning from the Agricultural Production (AP) Zoning District to the Public Ownership (PO) Zoning District. General Location: Southeast corner of the intersection of Southern Boulevard (State Road 80) and Main Street (State Road 15). **(WEST COUNTY JAIL EXPANSION)** (Control 1991-002)

Pages 59-76

Conditions of Approval (11) Page 74

Size: 618.93 acres ±

BCC District: 6

Affected 92.57 acres ±

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Production Zoning District to the Public Ownership Zoning District.

– END OF CONSENT AGENDA –

**- START OF REGULAR AGENDA -****4. REGULAR AGENDA****A. BRIEF PRESENTATION - RECLAIMED WATER**

11. Brian Shields, Director of Capital Improvements, Water Utilities Department

**B. PREVIOUSLY POSTPONED ITEMS**

12. **ZV2007-328** Title: Resolution approving a Type II Zoning Variance application of Boca Raton Stor All, Ltd., by Miller Land Planning, Agent. Request: To allow an off site directional sign to be located in excess of 50 feet from the point of ingress; and an increase in sign height and face area of an off site directional. General Location: Located on the north side of Piccadilly Square, approximately 570 feet north of Glades Road and 880 west of Florida Turnpike. **(GLADES STORALL)** (Control 2004-201)

Pages 77-91

Conditions of Approval (3) Page 84

Size: 4.22 acres ±

BCC District: 5

MOTION: To adopt a resolution denying a Type II Zoning Variance for an off site directional sign to be located in excess of 50 feet from the point of ingress; and an increase in sign height and face area of an off site directional.

**C. ZONING APPLICATION**

13. **Z/CA2006-1901** Title: Resolution approving an Official Zoning Map Amendment application of Military Trail Development Group, LLC, by Miller Land Planning, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Single-family Residential (RS) Zoning District. Title: Resolution approving a Class A Conditional Use application of Military Trail Development Group, LLC., by Miller Land Planning, Agent. Request: To allow townhomes. General Location: Southeast corner of Military Trail and Old Military Trail. **(GLENWOOD TOWNHOMES)** (Control 2005-589)

Pages 92-117

Conditions of Approval (27) Page 107

Size: 8.01 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential (AR) Zoning District to the Single-family Residential (RS) Zoning District.

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



14. **DOA2007-050** Title: Resolution approving a Development Order Amendment application of Exel Properties, Ltd., by Anna S. Cottrell & Associates, Agent. Request: To add a financial institution and reconfigure the site plan. General Location: Northeast corner of Palmetto Road and Ponderrosa Drive. **(PENINSULA BANK AT LOGGERS RUN)** (Control 1975-068)

Pages 118-143  
Conditions of Approval (49) Page 133

Size: 12.56 acres ±  
Affected 0.30 acres ±

BCC District: 5

MOTION: To recommend approval of a Development Order Amendment to add a financial institution, reconfigure the site plan, and modify conditions of approval.

15. **DOA2007-181** Title: Resolution approving a Development Order Amendment application of Temple Shaarei Shalom, Inc., by Kilday & Associates, Inc., Agent. Request: To modify site plan and add square footage. General Location: Northwest corner of Hagen Ranch and Travis Lane. **(TEMPLE SHAARIEI SHALOM EXPANSION)** (Control 1997-078)

Pages 144-174  
Conditions of Approval (58) Page 156

Size: 4.41 acres ±

BCC District: 3

MOTION: To recommend approval of a Development Order Amendment to reconfigure site plan, add square footage and modify conditions of approval.

- 5. **COMMISSIONER COMMENTS**
- 6. **DIRECTOR COMMENTS**
- 7. **ADJOURNMENT**