

Board of County Commissioners

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County Administrator

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

NOVEMBER 2, 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 4-6)

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, NOVEMBER 2, 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, November 27, 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

END OF POSTPONEMENTS

3. CONSENT AGENDA

A. ZONING APPLICATIONS – CONSENT

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

Pages 1-19

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.

2. **DOA2006-726** Title: Resolution approving a Development Order Amendment application of Pishon, II, Pike Road LLC, by Smiley & Associates, Inc., Agent. Request: To reconfigure the site plan and add square footage. General Location: Southeast corner of the Florida's Turnpike and Pike Road. **(SOUTHERN PARK OF COMMERCE)** (Control 2003-067)

Pages 20-40

Size: 6.81 acres ±

BCC District: 6

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

3. **PDD2006-748** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Jog Commerce Park, LLC, by Miller Land Planning, Agent. Request: Rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approximately 1/2 mile south of Okeechobee Boulevard on the west side of Jog Road. **(JOG COMMERCE PARK)** (Control 2005-460)

Pages 41-59

Size: 12.0 acres ±

BCC District: 2

MOTION: To recommend approval of an Official Zoning Map Amendment from the General Commercial Zoning District to the Multiple Use Planned Development District.

– END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. PREVIOUSLY POSTPONED ITEMS

UNDER SEPARATE COVER

4. **PDD/DOA2006-505** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development (PDD) District application of American Equities, Ltd., No 6, International Trade Center, LLC, by Broad and Cassel, Agent. Request: Rezoning from the Light Industrial (IL) Zoning District to the Planned Industrial Park Development (PIPD) District. Title: Resolution approving a Development Order Amendment application of American Equities, Ltd., No 6, International Trade Center, LLC, by Broad and Cassel, Agent. Request: To add land area (80 acres), reconfigure master plan, re-designate land uses, and add access. Title: Resolution approving an amendment to a Development of Regional Impact. Request: To extend build out date and add land area (80 acres). General Location: Located on the north side of Beeline Highway and the east side of Seminole Pratt Whitney Road. **(FLORIDA RESEARCH PARK aka PALM BEACH PARK OF COMMERCE)**. (Control 1981-190)

Pages 135-208 (*under separate cover*)

Size: 1,323.00 acres ±

BCC District: 1

MOTION: To recommend approval of an Official Zoning Map Amendment from the Light Industrial Zoning District to the Planned Industrial Park Development District.

MOTION: To recommend approval of a Development Order Amendment to add land area (80 acres), reconfigure master plan, add access, and re-designate land uses.

MOTION: To recommend approval of a Development of Regional Impact amendment to extend build out date, and add land area (80 acres).

MOTION: This is not a Substantial Deviation.

B. ZONING APPLICATIONS

5. **CA2006-959** Title: Resolution approving a Class A Conditional Use application of Balmoral at Delray Lakes Estates, LLC, by Land Design South, Inc., Agent. Request: To allow an Agricultural Reserve (AGR) Subdivision. General Location: Approximately 0.8 miles west of The Florida's Turnpike, bound on the north by Persimmon Avenue and the south by 155th Road South. **(BALMORAL AT DELRAY LAKE ESTATES)** (Control 2006-362)

Pages 60-78

Size: 20.0 acres \pm

BCC District: 5

MOTION: To recommend approval of a Class A Conditional Use to allow an Agricultural Reserve Subdivision.

6. **DOA/W2006-1175** Title: Resolution approving a Development Order Amendment application of Boynton Beach Associates, XXI, LLLP, and School Board of Palm Beach County, by Kilday & Associates, Inc., Agent. Request: To modify conditions of approval, reconfigure master plan and re-classify unit type (townhouse to zero lot lines). Title: Resolution approving a Waiver application of Boynton Beach Associates XXI, LLLP, School Board of Palm Beach County, by Kilday & Associates, Inc., Agent. Request: To allow deviation from the cul-de-sac or dead-end restrictions. General Location: Northwest corner of Hagen Ranch Road and Woolbright Road. **(MINI-ASSEMBLAGE PUD)** (Control 2005-008)

Pages 79-109

Size: 157.88 acres \pm

BCC District: 5

MOTION: To recommend approval of a Development Order Amendment to modify conditions of approval, reconfigure master plan and re-classify unit type (townhouse to zero lot lines).

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

