

Board of County Commissioners

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2300 N. Jog Road
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**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

AMENDMENTS TO THE AGENDA

NOVEMBER 29, 2007

AGENDA ITEM #
PAGE #

APPLICATION/CHANGE

POSTPONEMENT

23
Page 281

SR 1984-058D.5 – PEACHTREE PLAZA

MOTION: To postpone to January 3, 2008. (Requested by the applicant)

MOVE TO CONSENT

27
Page 348

DOA2006-1694 – FRIENDSHIP BAPTIST CHURCH

Addie L. Greene, Chairperson
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**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

AGENDA INDEX

NOVEMBER 29, 2007

THURSDAY

9:30 AM

COMMISSION CHAMBERS

1. CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication
- D. Swearing In
- E. Adoption of Agenda

2. POSTPONEMENTS/WITHDRAWALS/REMANDS (Pages 1-3)

3. CONSENT AGENDA (Pages 4-8)

- o Staff
- o Board
- o Public

4. REGULAR AGENDA (Pages 9-14)

5. DIRECTOR COMMENTS (Page 14)

6. COMMISSIONER COMMENTS (Page 14)

7. ADJOURNMENT (Page 14)

Web address: www.pbcgov.com/pzb/

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

**AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

NOVEMBER 29, 2007

1. CALL TO ORDER

- A. Roll Call – **9:30 A.M.**
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication - Motion to receive and file
- D. Swearing In – County Attorney
- E. Motion to Adopt Agenda

2. POSTPONEMENTS

A. POSTPONEMENTS

- 1. **CA2007-205** Title: Resolution approving a Class A Conditional Use application of Florida Rock Industries, Inc., U S Sugar Corp., by Casey, Ciklin, Lubitz, Agent. Request: To allow a Type IIIB Excavation. General Location: Approximately 4 miles south of Lake Okeechobee and 3 miles west of US Highway 27. **(LAKE HARBOR QUARRY)** (Control 2007-054)

N/A

Project Manager-Douglas Robinson

Size: 7351.24 acres \pm
Affected area 640.0 acres \pm

BCC District: 6

MOTION: None required. Postponed to January 3, 2008.

- 2. **DOA/R2007-528** Title: Resolution approving a Development Order Amendment application of Harvey Geller, by Land Design South, Inc., Agent. Request: To reconfigure site plan. Title: Resolution approving a Requested Use application of Harvey Geller, by Land Design South, Inc., Agent. Request: To allow a Daycare, General; an Assembly-Non-Profit and a Veterinary Clinic. General Location: Southeast corner of Yamato Road and SR 7/US 441. **(YAMATO COURT MUPD)** (Control 2005-597)

N/A

Project Manager-Ron Sullivan

Size: 14.94 acres \pm
(affected area 15.0 acres \pm)

BCC District: 5

MOTION: None required. Postponed to January 3, 2008.

3. **CA2006-1930** Title: Resolution approving a Class A Conditional Use application of King Ranch, Inc., by Greenberg Traurig, PA, Agent. Request: To allow a Type III B Excavation. General Location: Approximately 10 miles south of Belle Glade on the east side of SR827. **(SOUTH BAY QUARRY)** (Control 2006-554)

Pages 1-36

Project Manager – Carrie Rechenmacher

Size: 3773.42 acres ±

BCC District: 6

MOTION: To postpone to January 3, 2008. (Requested by the Applicant)

4. **Z/CA2006-1914** Title: Resolution approving an Official Zoning Map Amendment application of Jorge Sarria, by Jon E Schmidt & Associates, Agent. Request: Rezoning from the Residential High Density (RH) Zoning District to the Multi-family Residential (RM) Zoning District. Title: Resolution approving a Class A Conditional Use application of Jorge Sarria, by Jon E Schmidt & Associates, Agent. Request: To allow the Transfer of Development Rights for 10 units. General Location: Approximately 1300 feet north of Belvedere Road on the west side of Haverhill Road. **(THE RESIDENCES AT HAVERHILL)** (Control 2006-551)

N/A

Project Manager-Douglas Robinson

Size: 2.70 acres ±

BCC District: 2

MOTION: None required. Postponed to January 24, 2008.

5. **SR 1991-042A** Status Report for Resolutions R-2004-1373 and R-2004-1374 (Petition 1991-042A), the petition of Faith United Methodist Church of Boynton Beach, FL. Property owner: Faith United Methodist Church of Boynton Beach of Florida, Inc. General Location: Approximately 0.25 mile east of Jog Road on the south side of Boynton Beach Boulevard. Zoning District: Residential Single Family with a Development Order Amendment to add square footage and reconfigure site plan to previous Special Exception to allow a church, accessory buildings, structures and day care center. **(FAITH UNITED METHODIST CHURCH)**

Pages 37-42

Size: 10.18 acres ±

BCC District: 5

MOTION: To postpone to January 3, 2008. (Requested by the owner)

6. **SR 1992-007.8** Status Report for Resolutions R-1993-515 and R-1993-516 (Petition 1992-007), the petition of Shirley K. Bernstein and Ann K. Schulman. Property owner: Morningstar Nursery, Inc. General Location: Northeast corner of Hypoluxo Road and Military Trail. Zoning District: Community Commercial with a Special Exception for a Planned General Commercial Development, including a fast food restaurant with drive-thru window, auto service station (automatic) and financial institution with 3 drive-up tellers. **(LIPKINS PCD)**

Pages 43-48

Size: 7.92 acres \pm

BCC District: 3

MOTION: To postpone to January 24, 2008. (Requested by the owner)

7. **SR 1998-061** Status Report for Resolution R-1999-0327 (Petition 1998-061), the petition of Jupiter Farms Baptist Church. Property owner: Jupiter Farms Baptist Church, Inc. General Location: Northeast corner of 134th Way and Indiantown Road. Zoning District: Agricultural Residential with a Class A Conditional Use to allow a church or place of worship. **(JUPITER FARMS BAPTIST CHURCH)**

Pages 49-53

Size: 10.35 acres \pm

BCC District: 1

MOTION: To postpone to January 24, 2008. (Requested by the owner)

B. WITHDRAWALS

C. REMANDS

- END OF POSTPONEMENTS/WITHDRAWALS/REMANDS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. DISCLOSURES FOR THE CONSENT ITEMS

C. PREVIOUSLY POSTPONED STATUS REPORTS

8. **SR 1996-026.7** Status Report for Resolution R-96-816 (Petition 1996-026), the petition of Roger Dean. Property owner: RD Family, Ltd. Partnership. General Location: Approximately 0.25 mile east of Congress Avenue on the south side of Okeechobee Boulevard. Zoning District: General Commercial. **(BAGELS TO GO)**

Pages 54-59

Size: 0.52 acres ±

BCC District: 2

MOTION: To adopt a resolution to approve a Development Order Amendment to amend conditions of approval in Resolution R-96-816, and approve a time extension until June 24, 2009 for Resolution R-96-816.

D. STATUS REPORTS

9. **SR 2000-061A.2** Status Report for Resolution R-2002-1470 (Petition 2000-061A), the petition of Marjorie and Paul Meloche. Property owner: Rick J. Meloche, Trust, Marjorie A. Meloche, Trust, Paul J. Meloche, Trust, Randy Meloche, Trust and K. Edelman, Trust. General Location: Approximately 600 feet west of Haverhill Road on the south side of Nash Road. Zoning District: Residential Transitional Urban with a Conditional Overlay Zone. **(ABLE'S RESIDENCE)**

Pages 60-64

Size: 2.0003 acres ±

BCC District: 3

MOTION: To approve a time extension until August 22, 2009 to record a plat and October 15, 2009 to comply with Condition E.1of Resolution R-2002-1470.

10. **SR 2003-016** Status Report for Resolution R-2003-1293 (Petition 2003-016), the petition of Destiny International Worship. Property owner: Church of God of Prophecy of West Palm Beach. General Location: Approximately 2,200 feet west of Florida's Turnpike on the north side of Donald Ross Road. Zoning District: Agricultural Residential with a Class A Conditional Use to allow a church or place of worship. **(DESTINY INTERNATIONAL WORSHIP CENTER)**

Pages 65-68

Size: 1.11 acres ±

BCC District: 1

MOTION: To approve a time extension until August 28, 2009 for Resolution R-2003-1293.

11. **CR 2005-422** Status Report for Resolution R-2006-1548 (Petition 2005-422 (app.#2006-024)), the petition 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. Property owners: Yvette H. and J. Thomas Biddle, Jr., Florida Polo, Trust, Gulfstream Polo, LLC, S. Frank Butterworth, III, G. Alexander Carden, Westbrooke Homes, Standard Pacific of South Florida GP, Inc., Standard Pacific of South Florida GP, Inc. and Florida Polo Trust, Susan and Paul Oliver, Tuttle Land Holding Corporation, TLH BOS Corporation, TLHC 2 Inc., Hidden Creek South LLC. General Location: Approximately 3/4 mile south of Lake Worth Road on the east side of Lyons Road. Zoning District: Planned Unit Development. **(ALLIE POLO ESTATES PUD)**

Pages 69-74

Size: 221.04 acres ±

BCC District: 6

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Residential Planned Unit Development Zoning District to the Residential Transitional Zoning District.

12. **CR 2005-595** Status Report for Resolution R-2006-1550 (Petition 2005-595 (app.#2005-1718)), the petition of Gulfstream Land Investment Corp. Property owners: Lyons Road LW LLC, TLH BOS Corporation, Daniel J. Shirey, Lieghann Fischer, Elisabeth & Jules M., Romfh, Michael A. and Rita A. Musto. General Location: Approximately 1/4 mile south of Lake Worth Road on the east side of Lyons Road. Zoning District: Planned Unit Development. **(GULFSTREAM HAAS PUD)**

Pages 75-80

Size: 76.58 acres ±

BCC District: 6

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Residential Planned Unit Development Zoning District to the Residential Transitional Zoning District.

13. **CR 2005-323** Status Report for Resolution R-2006-0932 (Petition 2005-323 (app.#2005-1460)), the petition of J. Lendacki, Kit Shiotani, Marion Bailey, South Florida Water Management District, Swaney Properties LLC, William Chinnick Charitable Foundation Inc. Property owners: Kit Shiotani, Trust, et al, South Florida Water Management District, Ravello LLC, Marion Bailey, Trust, Swaney Properties LLC, William Chinnick Charitable Foundation Inc, Donald Korbel, et al, Judy and William Hill, Jim Bowman, Beverly Bryant and Catherine and Jason Kleinrichert. General Location: Approximately 0.2 mile east of Lyons Road on the north side of Boynton Beach Boulevard. Zoning District: Agricultural Reserve Residential Planned Unit Development. **(RAVELLO AGR/PUD)**

Pages 81-90

Size: 253.87 acres ±

BCC District: 5

MOTION: To direct staff to advertise a second public hearing to adopt a resolution approving an Official Zoning Map amendment from the Agricultural Reserve Residential Planned Unit Development Zoning District to the Agricultural Reserve Zoning District.

14. **CR 2005-594** Status Report for Resolution R-2006-1551 (Petition 2005-594 (app.#2005-1724)), the petition of Gulfstream Land Investments Corp. Property owner: Florida Polo Trust. General Location: Approximately 2,150 feet south of Lake Worth Road on the west side of Florida's Turnpike. Zoning District: Planned Unit Development. **(GULFSTREAM GROVES PUD)**

Pages 91-95

Size: 136.24 acres ±

BCC District: 6

MOTION: To direct staff to advertise a second public hearing to adopt a resolution to approve an Official Zoning Map Amendment from the Residential Planned Unit Development Zoning District to the Residential Transitional Zoning District.

E. PREVIOUSLY POSTPONED ZONING APPLICATIONS

15. **DOA/R2007-074** Title: Resolution approving a Development Order Amendment application of TA Cresthaven, LLC, by Land Design South, Inc., Agent. Request: To reconfigure site plan and to modify/delete conditions of approval (Site Design, Landscaping and Lake Worth Drainage District). Title: Resolution approving a Requested Use application of TA Cresthaven, LLC, by Land Design South, Inc., Agent. Request: To allow a Restaurant, Type I. General Location: Northwest corner of Military Trail and Cresthaven Boulevard. **(SHOPPES OF CRESTHAVEN MCDONALDS)** (Control 1980-041)

Pages 96-123

Conditions of Approval (32) Pages 113-119

Project Manager(s) - Ron Sullivan/Donna Adelsperger

Size: 21.90 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, 7-0.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure site plan and to modify/delete conditions of approval (Site Design, Landscaping and Lake Worth Drainage District).

MOTION: To adopt a resolution approving a Requested Use to allow a Restaurant, Type I.

16. **PDD/R2007-519** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Casa De Restauracion, by Anna S. Cottrell & Associates, Agent. Request: Rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Requested Use application of Casa De Restauracion, by Anna S. Cottrell & Associates, Agent. Request: To allow a Place of Worship. General Location: Southeast corner of Military Trail and Saturn Avenue. **(CASA DE RESTAURACION)** (Control 1977-148)

Pages 124-145
Conditions of Approval (22) Pages 138-140
Project Manager-Carol Glasser

Size: 7.58 acres \pm
(affected area 2.47 acres \pm)

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the General Commercial Zoning District to the Multiple Use Planned Development Zoning District.

MOTION: To adopt a resolution approving a Requested Use to allow a Place of Worship.

F. ZONING APPLICATIONS

17. **Z2007-892** Title: Resolution approving an Official Zoning Map Amendment application of Solid Waste Authority, by Kilday & Associates, Inc., Agent. Request: To allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Public Ownership (PO) Zoning District. General Location: Approximately 1.5 miles north of Atlantic Avenue on the east side of SR7/US441. **(SOUTHWEST COUNTY TRANSFER STATION)** (Control 2005-140)

Pages 146-162
Voluntary Commitments (13) Pages 159-162
Project Manager - Ora Owensby

Size: 318.44 acres \pm
(affected 40.88 acres \pm)

BCC District: 5

Staff Recommendation: Approval, subject to voluntary commitments.

Zoning Commission Recommendation: Approved as amended, 7-0.

MOTION: To adopt a resolution approving the request to allow an Official Zoning Map Amendment from the Agricultural Reserve Zoning District to the Public Ownership Zoning District.

G. TDR CONTRACT AND DEED

18. **PDD/DOA/TDR**

2006-1931 Execution of a Contract for Sale and Purchase of Development Rights and an Escrow Agreement. Request: Execute a contract between Palm Beach County and Kirk Angelocci LLC, for the sale and purchase of 51 Transfer of Development Rights (TDR) units from the Palm Beach County TDR Bank at a purchase price of \$1.00 per unit as approved by the Palm Beach County Board of County Commissioners on July 26, 2007 by Resolution No. R-2007-1242. **(ANGELOCCI PROPERTY PUD)** (Control 2003-061)

Pages 163-166

BCC District: 2

LOCATION: Approximately 0.5 mile west of Haverhill Road on the south side of Purdy Lane

MOTION: To approve a contract for the sale and purchase of 51 development rights at a purchase price of \$1.00 per unit for a total price of \$51.00.

19. **PDD/DOA/TDR**

2006-1931 Execute a deed conveying 51 Development Rights units to Kirk Angelocci LLC as authorized in Resolution No. R-2007-1242 which approved the purchase of 51 Development Rights from the County's TDR Bank at a cost of \$1.00 per unit and the designation of the Angelocci Property PUD as a TDR Receiving Area for those units. **(ANGELOCCI PROPERTY PUD)** (Control 2003-061)

Pages 167-168

BCC District: 2

LOCATION: Approximately 0.5 mile west of Haverhill Road on the south side of Purdy Lane

MOTION: To execute a deed conveying 51 Development Rights units Kirk Angelocci LLC as authorized in Resolution No. R-2007-1242.

– END OF CONSENT AGENDA –

– START OF REGULAR AGENDA –

4. REGULAR AGENDA

A. ZONING APPLICATION

20. [DOA/EAC2007-1182](#) Title: Resolution approving a Development Order Amendment application of Florida Power & Light Company by Carlton Fields, P.A., Agent. Request: To modify a Condition of Approval (All Petitions, limiting megawatts). General Location: Approximately 3 miles west of Seminole Pratt Whitney Road on the north side of SR 80. **(FLORIDA POWER AND LIGHT)** (Control 1989-052)

Pages 169-206

Conditions of Approval (79) Pages 183-206
Project Manager – Carrie Rechenmacher

Size: 2289.56 acres ±
(affected 220.00 acres ±)

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

DISCLOSURE

MOTION: To adopt a resolution approving a Development Order Amendment to modify a condition of approval (All Petitions, limiting megawatts).

B. PUBLIC OWNERSHIP (PO) ZONING DISTRICT DEVIATIONS

21. [PCN 2007-1736 – WEST COUNTY JAIL EXPANSION](#)

Pages 207-222

C. ITEMS PULLED FROM CONSENT

D. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA

E.22. TITLE: REQUEST FOR PERMISSION TO ADVERTISE – UNIFIED LAND DEVELOPMENT CODE (ULDC) – AMENDMENT ROUND 2007-02

Pages 223-280

MOTION: Staff recommends a motion to approve on preliminary reading and advertise for First Reading on January 3, 2008 at 9:30 a.m.: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067, AS AMENDED, AS FOLLOWS: **ARTICLE 1** - GENERAL PROVISIONS; CHAPTER I - DEFINITIONS AND ACRONYMS; **ARTICLE 2** - DEVELOPMENT REVIEW PROCESS; CHAPTER A - GENERAL; CHAPTER B - PUBLIC HEARING PROCEDURES; CHAPTER D - ADMINISTRATIVE PROCESS; CHAPTER E - MONITORING; **ARTICLE 3** - OVERLAYS & ZONING DISTRICTS; CHAPTER B - OVERLAYS; CHAPTER C - STANDARD DISTRICTS; CHAPTER E - PLANNED DEVELOPMENT DISTRICTS (PDDS); CHAPTER F - TRADITIONAL DEVELOPMENT DISTRICTS (TDDS); **ARTICLE 4** - USE REGULATIONS; CHAPTER B - SUPPLEMENTARY USE STANDARDS; **ARTICLE 5** - SUPPLEMENTARY STANDARDS; CHAPTER B - ACCESSORY AND TEMPORARY USES; CHAPTER D - PARKS & RECREATION - RULES AND RECREATION STANDARDS; CHAPTER G - DENSITY BONUS PROGRAM; **ARTICLE 7** - LANDSCAPING; CHAPTER D - GENERAL STANDARDS; CHAPTER F - PERIMETER BUFFER LANDSCAPE REQUIREMENTS; **ARTICLE 8** - SIGNAGE; CHAPTER B - EXEMPTIONS; CHAPTER C - PROHIBITIONS; CHAPTER D - TEMPORARY SIGNS REQUIRING SPECIAL PERMIT; CHAPTER G - STANDARDS FOR SPECIFIC SIGN TYPES; CHAPTER I - ADMINISTRATION AND ENFORCEMENT; **ARTICLE 12** - TRAFFIC PERFORMANCE STANDARDS; CHAPTER B - STANDARD; **ARTICLE 14** - ENVIRONMENTAL STANDARDS; CHAPTER C - VEGETATION PRESERVATION AND PROTECTION; **ARTICLE 16** - AIRPORT REGULATIONS; CHAPTER C - AIRPORT LAND USE REGULATIONS; **ARTICLE 17** - DECISION MAKING BODIES; CHAPTER C - APPOINTED BODIES; **ARTICLE 18** - FLOOD DAMAGE PREVENTION; CHAPTER A - FLOOD DAMAGE PREVENTION; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

F. STATUS REPORT

23. **SR 1984-058D.5** Status Report for Resolution R-96-1192.1 (Petition 1984-058D), the petition of U-Haul Co. of Florida. Property owner: U-Haul Company of Florida. General Location: Approximately 0.6 mile east of Jog Road on the south side of West Atlantic Avenue. Zoning District: General Commercial with a Development Order Amendment to allow a self storage and vehicle rental (requested uses) in a Planned Commercial Development. **(PEACHTREE PLAZA)**

Pages 281-285

Size: 7.49 acres ±

BCC District: 5

MOTION: To approve a time extension until August 22, 2009 for Resolution R-96-1192.1.

G. SMALL SCALE LAND USE AMENDMENT AND ZONING APPLICATION

24. **SCA 2007-039** Belvedere/Sansbury Commercial, by Chris Barry, Jon E. Schmidt & Associate, Inc. Small Scale Land Use Amendment (SCA): Amend land use to change the future land use designation for a 2.15 acres parcel from Industrial (IND) to Commercial High, with an underlying Industrial land use (CH/IND). General Location: Southwest corner of Belvedere Road and Sansbury Way. **(BELVEDERE/ SANSBURY COMMERCIAL A.K.A. HIGHLAND PARK)**

Pages 286-297

Size: 2.15 acres \pm

BCC District: 6

Staff Recommendation: Denial of the requested future land use change from IND to CH/IND.

LPA Recommendation: Recommended Denial of the requested future land use change from IND to CH/IND (8-2 vote) at the September 7, 2007 public hearing.

MOTION: To deny an ordinance to approve the proposed amendment from IND to CH/IND.

25. **DOA/EAC2007-734** Title: Resolution approving a Development Order Amendment application of Highland Realty LLC by Jon E Schmidt & Associates, Agent. Request: To re-designate uses and to add a BCC imposed condition (Use Limitation). General Location: Southwest corner of Belvedere and Sansbury's Way. **(BELRUB INDUSTRIAL PARK, PLAT 2)** (Control 1976-062)

Pages 298-316

Conditions of Approval (8) Pages 310-312

Project Manager – Carrie Rechenmacher

Size: 16.23 acres \pm
(affected 2.15 acres \pm)

BCC District: 6

Staff Recommendation: Denial.

Zoning Commission Recommendation: N/A

DISCLOSURE

MOTION: To adopt a resolution denying a Development Order Amendment to re-designate uses and to add a BCC imposed condition (Use Limitation).

H. PREVIOUSLY POSTPONED ZONING APPLICATIONS

26. **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 for 35 units and to designate the subject property as the receiving area. Title: Resolution approving reduced unit price for Transfer of Development Rights. Request: To allow the Transfer of Development Rights price at \$1.00 per unit. General Location: Approximately 130 feet west of Haverhill Road on the south side of Lake Worth Road. **(COLONIAL LAKES)** (Control 2006-010)

Pages 317-347

Conditions of Approval (58) Pages 336-342

Project Manager-Anthony Wint

Size: 9.84 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

DISCLOSURE

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Multi-family Residential Zoning District.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow the Transfer of Development Rights for 35 Units and to designate the subject property as the receiving area.

MOTION: To adopt a resolution approving the Transfer of Development Rights price at \$1.00 per unit.

- 27. **DOA2006-1694** Title: Resolution approving a Development Order Amendment application of Haitian Bethel Baptist Church, Inc., Jean Joint, Robert Borgelin, by Ron Uphoff, Agent. Request: To reconfigure the site plan and add square footage. General Location: High Ridge Road approximately .44 miles south of Hypoluxo Road. **(FRIENDSHIP BAPTIST CHURCH)** (Control 1979-077)

Pages 348-367
 Conditions of Approval (36) Pages 363-367
 Project Manager-Douglas Robinson

Size: 1.93 acres ± BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

DISCLOSURE

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan and add square footage.

I. ZONING APPLICATIONS

- 28. **Z/CA2007-184** Title: Resolution approving an Official Zoning Map Amendment application of Florida Hindu Cultural & Religious Associates, by Land Research Management, Inc., Agent. Request: Rezoning from the Residential Estates (RE) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Class A Conditional Use application of Florida Hindu Cultural & Religious Associates, by Land Research Management, Inc., Agent. Request: To allow a Place of Worship. General Location: Northwest corner of the intersection of Pioneer Road and Benoist Farms Road. **(FLORIDA HINDU CULTURAL & RELIGIOUS ASSOCIATES)** (Control 1979-044)

Pages 368-388
 Conditions of Approval (19) Pages 381-384
 Project Manager-Ora Owensby

Size 2.74 acres ± BCC District: 6

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

DISCLOSURE

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Residential Estates Zoning District to the Residential Transitional Zoning District.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Place of Worship.

29. **DOA/R2007-886** Title: Resolution approving a Development Order Amendment application of MS Woolbright Boca Grove, LLC, by Miller Land Planning Consultants Inc., Agent. Request: To reconfigure site plan and add square footage. Title: Resolution approving a Requested Use application of MS Woolbright Boca Grove, LLC, by Miller Land Planning Consultants Inc., Agent. Request: To allow a Type I Restaurant. General Location: Northwest corner of Powerline Road and Boca Grove Boulevard. **(SHOPS AT BOCA GROVE)** (Control 1974-104)

Pages 389-413

Conditions of Approval (18) Pages 403-406

Project Manager-Carol Glasser

Size 6.31 acres \pm
(affected area 0.67 acres \pm)

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

DISCLOSURE

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure site plan and add square footage.

MOTION: To adopt a resolution approving a Requested Use to allow a Type I Restaurant.

5. DIRECTOR COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

30. Alternate Date for the June 26, 2008 BCC Zoning Meeting –
June 30, 2007

C. PLANNING DIRECTOR

6. COMMISSIONER COMMENTS

7. ADJOURNMENT