

easement of the ~~4.29~~1.81-acre lake tract, subject to approval by the County Engineer. The pathway shall be continuous around the entire perimeter of the lake tract. A minimum of two (2) gazebos or shade structures/trellis shall be provided in the general vicinity of the pathway, to be placed in a location acceptable to the Zoning Division and Engineering Department. These shade structures shall be a minimum of one hundred and twenty (120) square feet each and shall include bench(es) and trash receptacle(s). (DRO: ZONING/ENG - Zoning/Planning)

7. Prior to final Development Review Officer (DRO) approval, the Preliminary Master Plan shall be amended to indicate a minimum five (5) foot wide meandering pathway through each of the lakefront open space areas as shown on the Preliminary Master Plan dated ~~February 15, June 12, 2008~~. These pathways shall provide an uninterrupted connection between the pedestrian sidewalk system on the property and the pedestrian pathway required per PUD Condition 1. These pathways shall not be located within land areas designated for drainage, stormwater management or other utility purposes unless approved by the designated authorities. (DRO/PLAT: ZONING - Zoning)

Amend Transfer of Development Rights Conditions 1, 9 and 11 in Exhibit C-1 to read as follows:

1. The Master Plan (MP) dated ~~February 15~~ June 12, 2008 and perimeter/internal buffers shown thereon shall not be modified unless approved by the BCC. (ONGOING: ZONING - Zoning)
9. Prior to final approval by the Development Review Officer (DRO), the property owner/applicant shall perform the following:
 - a. Execute a Contract for Sale and Purchase of TDRs” 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 ~~twenty-eight~~ six (28 26) additional TDR units at a selling price of one dollar (\$1.00) per unit. Two (2) recorded copies of the Contract for Sale and Purchase of TDRs” shall be provided to the Palm Beach County Zoning Division.
 - b. Monies representing ~~twenty-eight~~ six (28 26) additional TDR units shall be placed in an escrow account in a form acceptable to Palm Beach County or the non-refundable monies shall be paid to Palm Beach County. (DRO: ZONING - Zoning)
11. Prior to the issuance of the first building permit, a deed conveying the ~~twenty-eight~~ six (28 26) additional applicable TDR units from the County TDR bank to the subject property, shall be executed and recorded in a manner and form approved by the Office of the County Attorney. (BLDG PERMIT: MONITORING - Zoning)

21. Pgs 339-408 **ULDC Amendments**

Amend Table 2.E.5-B Time Limitation of Development Order for each Phase

Page 348 - Recommendation by Land Development Regulation Commission (LDRC) to include “Final Subdivision Plan: Residential” – to qualify for 12 month time extension with no required Traffic Study.

**REQUEST FOR PERMISSION TO ADVERTISE
AMENDMENTS TO THE AGENDA
Monday, June 30, 2008**
(Updated June 26, 2008)

1
2
3
4
5
6
7
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#1	Amendments to the Agenda, Item 21, Exhibit B, Page 348, Amending a portion of Part 2 [Related to Table 2.E.3.B, Time Limitation of Development Order for Each Phase] Line 1
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CHAPTER E MONITORING

Section 3 Supplementary Regulations for Classes of Development Orders

B. Effect of Phasing on Time Frames for Receipt of a Required Permit or Commencement of a Required Action

Table 2.E.3.B - Time Limitation of Development Order for Each Phase

TYPE OF DEVELOPMENT ORDER	MAXIMUM NUMBER OF PHASES	NEXT REQUIRED ACTION OR DEVELOPMENT ORDER	MAXIMUM TIME TO RECEIVE DEVELOPMENT PERMIT OR COMMENCE DEVELOPMENT	MAXIMUM LENGTH OF ADMINISTRATIVE TIME EXTENSION ¹	ACTION UPON FAILURE TO COMPLY WITH TIME REQUIREMENT WITHOUT AN APPROVED TIME EXTENSION	
REZONING – RESIDENTIAL-NON-PLANNED DEV. DIST. (PDD) or TRADITIONAL DEV. DIST. (TDD) (Including any associated variance(s))	2	Record plat or affidavit of plat waiver or commence development ¹	Three years ^{2,7}	Twelve months ⁴	BCC review pursuant to subsections Article 2.E.2.A, Suspension of Development Orders and Article 2.E.2.D, Failure to Comply with Conditions herein	
....						
PDD: PUD; TDD: TRADITIONAL NEIGHBORHOOD DEV. (TND) (Including any associated variance(s))	no maximum	Record plat ⁸	Three years ^{2,7}	Twelve Months ⁴	BCC review pursuant to subsections Article 2.E.2.A, Suspension of Development Orders and Article 2.E.2.D, Failure to Comply with Conditions herein	
....						
DEVELOPMENT ORDERS WHICH AT THE TIME OF CERTIFICATION ARE NOT ASSOCIATED WITH ANY OTHER DEVELOPMENT ORDER WHICH IS SUBJECT TO THE REQUIREMENTS OF Art. 2.E (THOSE LISTED ABOVE):	SITE PLAN	2	Commence development ¹	Four years ^{3,7}	Plan null and void for the undeveloped phases of a site plan, and unplatted phases of a subdivision plan.	
	FINAL SUB-DIVISION PLAN: NON-RESIDENTIAL	2	Commence development ¹	Four years ^{3,7}		
	FINAL SUB-DIVISION PLAN: RESIDENTIAL	no maximum	Record plat	three years ^{3,7}		Twelve months ⁴
	NON CONCURRENT VARIANCES	N/A	Commence Development	One Year		24 months
Ord. 2005 – 002] [Ord. 2006-004] [Ord. 2007-01] [Ord. 2008-003]						
Notes:						
....						
9	<u>No traffic study shall be required if the existing development order has a project buildout date condition for a date later than the twelve month administrative time extension.</u>					

U:\Zoning\CODEREV\2008\BCC Hearings\2008-01 Round\1 RPA - 6-30\RPA Amendments to the Agenda.doc

Notes for Amendments to the Agenda:

- Double underlined language indicates new language.
- Language ~~double crossed out~~ indicates language proposed to be deleted.
- Underlined language indicates proposed new language.
- Language ~~crossed out~~ indicates language proposed to be deleted.
- (ellipses) indicates language not amended which has been omitted to save space.
- Relocated language is shown as *italicized* with reference in parenthesis.

CHANGES TO THE AGENDA –

DIRECTOR COMMENTS- COUNTY ATTORNEY MOVED TO THE REGULAR AGENDA AS FOLLOWS:

I. COMPREHENSIVE PLAN TEXT AMENDMENT

22. Pg 409-409 Add the following to the Discussion of Moratorium on Additional Mining Applications in the Everglades Agricultural Area

TITLE: An Ordinance of the Board of County Commissioners of Palm Beach County, Florida amending the 1989 Comprehensive Plan as adopted by Ordinance No. 89-17, as amended; amending the text of the **Future Land Use Element** (to repeal Ordinance 2006-048 that revised policies pertaining to Mining and Excavation).

MOTION: To adopt an Ordinance to repeal Ordinance 2006-048 that revised policies pertaining to Mining and Excavation.

(Ordinance provided under Separate Cover)

Addie L. Greene, Chairperson
Jeff Koons, Vice Chair
Karen T. Marcus
Robert J. Kanjian
Mary McCarty
Burt Aaronson
Jess R. Santamaria



Robert Weisman

Department of Planning, Zoning & Building
2300 N. Jog Rd.
West Palm Beach, FL 33411
Phone: 561-233-5200
Fax: 561-233-5165

**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING
AGENDA INDEX**

MONDAY JUNE 30, 2008

9:00 AM 6TH FLOOR

JANE M. THOMPSON MEMORIAL CHAMBERS

CALL TO ORDER

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

POSTPONEMENTS/WITHDRAWALS/REMANDS

CONSENT AGENDA

REGULAR AGENDA

DIRECTOR COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

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**

JUNE 30, 2008

CALL TO ORDER

- A. Roll Call - 9:00 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

POSTPONEMENTS/WITHDRAWALS/REMANDS

A. POSTPONEMENTS

- 1. **PDD-2006-01682** Title: an Official Zoning Map Amendment to a Planned Development District application of W & W IX LLC by Land Design South Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

General Location: Southeast corner of 112th Terrace and Northlake Boulevard. **(112th/Northlake Office)** (Control 2006-00529)

Pages 1 - 1

Project Manager: Joyce Lawrence

Size: 10.68 acres ±

MOTION: To postpone sixty (60) days to Thursday August 28, 2008.

- 2. **Z/DOA/CA-2007-01185** Title: an Official Zoning Map Amendment. application of Winners Church International by Land Research Management Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Estate (RE) Zoning District

Title: a Development Order Amendment. of Winners Church International by Land Research Management Inc., Agent. Request: To reconfigure the site plan, add land area, and add building square footage.

Title: a Class A Conditional Use. of Winners Church International by Land Research Management Inc., Agent. Request: To allow a Daycare, General.

General Location: Southwest corner of Jog Road and Pioneer Road.. **(Winners Church)** (Control 1985-00072)

Pages 2 - 2

Project Manager: Ora Owensby

Size: 16.04 acres ±

BCC District: 6

MOTION: To postpone sixty (60) days to Thursday August 28, 2008.

3. **ZV/DOA/R-2007-01597** Title: a Type II Zoning Variance application of Publix Super Markets Inc by Ruden McClosky, Agent. Request: To allow a reduction on the foundation planting along the north, south, east, and west sides of the proposed Auto Service Station.
Title: a Development Order Amendment of Publix Super Markets Inc by Ruden McClosky, Agent. Request: To reconfigure the site plan and modify conditions of approval (Building and Site Design, Planning, Use Limitation).
Title: a Requested Use of Publix Super Markets Inc by Ruden McClosky, Agent. Request: To allow an Auto Service Station.
General Location: On the northeast corner of Orange Boulevard and Seminole Pratt Whitney Road. **(Pratt and Orange MUPD)** (Control 1998-00023)

Pages 3 - 3

Project Manager: Ronald Sullivan

Size: 15.38 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request for a Type II Variance and approval of the requests for a DOA to reconfigure the site plan and for a Requested Use to allow an Auto Service Station subject to 81 conditions as found in Exhibit C.

MOTION: To postpone thirty (30) days to Thursday July 24, 2008.

4. **DOA-2007-02013** Title: a Development Order Amendment application of Ms Woolbright Del Mar Llc by Miller Land Planning, Agent. Request: to reconfigure site plan, add square footage and modify a condition of approval (square footage limitation)
General Location: West side of Powerline Rd., S of Palmetto Circle North.. **(Del Mar Plaza)** (Control 1989-00117)

Pages 4 - 4

Project Manager: Autumn Sorrow

Size: 13.26 acres ±

BCC District: 4

(affected area 0.21 acres ±)

Staff Recommendation: Staff recommends approval subject to 18 Conditions of Approval as found in Exhibit C.

MOTION: To postpone thirty (30) days to Thursday July 24, 2008.

5. **SR 1998-077** Status Report for Resolution R-1999-0527 (Control # 1998-077), the application of Herbert and Karl Kahlert. Property owner: Herbert F. Kahlert. Location: Northeast corner of Lake Worth Road and Lyons Road Current zoning: (MUPD - Multiple Use Planned Development District with a convenience store with gas sales)**(Village Corner MUPD)**

Pages

Size: 12.29 acres ±

BCC District: 6

MOTION: To postpone sixty (60) days to Thursday August 28, 2008 (owner requested).

CONSENT AGENDA

- A. REQUESTS TO PULL ITEMS FROM CONSENT**
- B. DISCLOSURES FOR THE CONSENT ITEMS**
- C. PREVIOUSLY POSTPONED STATUS REPORT**

6. **CR 1977-148** Status Report for Resolution R-2007-2135 (Control # 1977-148 [2007-519]), the application of Casa De Restauracion. Property owner: Polo Shopping LTD. Location:Southeast corner of Military Trail and Saturn Avenue. Current zoning: (Multiple Use Planned Development Zoning District with a requested use for a place of worship (R-2007-2136))(**Casa de Restauracion**)

Pages 5 - 10

Size: 7.58 acres ±

BCC District: 2

MOTION: To approve a time extension until March 12, 2009, to comply with condition number E7 of Resolution R-2007-2135.

- D. STATUS REPORTS**
- E. PREVIOUSLY POSTPONED ZONING APPLICATION**
- F. ZONING APPLICATIONS**

7. **ZV/PDD/ABN-2007-00728** Title: an Official Zoning Map Amendment to a Planned Development District application of Tidal Wave Development Corp, Tidal Wave Management Corp Inc by Kilday & Associates Inc., Agent. Request: rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District
Title: a Development Order Abandonment of Tidal Wave Development Corp, Tidal Wave Management Corp Inc by Kilday & Associates Inc., Agent. Request: to abandon the Special Exceptions granted under Resolution 1995-0721, 2002-1645, 1995-1116 and 1996-1950.
General Location: Northwest corner of Tall Pines Road and Wallis Road east of Cleary Road on the north side of Southern Boulevard. (**Tidal Wave Industrial Park**) (Control 2007-00236)

Pages 11 - 34

(18) Conditions of Approval (23 - 27)

Project Manager: Anthony Wint

Size: 41.59 acres ±

BCC District: 6

Staff Recommendation: To recommend approval of the request subject to twenty (20) Conditions as indicated in exhibit C.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon the Special Exceptions granted under Resolution 1995-0721, 2002-1645, 1995-1116 and 1996-1950

8. **DOA-2007-01777** Title: a Development Order Amendment application of Lake Worth Road Assoc Ltd by Corporate Property Services, Agent. Request: to modify a Condition of Approval (Engineering) General Location: Southeast corner of Lake Worth Road and SR7. (**Lake Worth Road & SR 7 MUPD**) (Control 1999-00004)

Pages 35 - 56

(42) Conditions of Approval (43 - 51)

Project Manager: Anthony Wint

Size: 11.35 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request, subject to forty-three (43) conditions as indicated in Exhibit C.

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

MOTION: To adopt a resolution approving a Development Order Amendment to modify a condition of approval (Engineering).

9. **PDD/R/ABN-2007-02023** Title: an Official Zoning Map Amendment to a Planned Development District application of 20004 Delaware Inc by Land Design South Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR-PUD) Zoning District

Title: a Requested Use of 20004 Delaware Inc by Land Design South Inc., Agent. Request: To allow 342 grooms quarters.

Title: a Development Order Abandonment. of 20004 Delaware Inc by Land Design South Inc., Agent. Request: To abandon a Class A Conditional Use granted under Resolution 2002-1483.

General Location: Approximately one (1) mile north of W. Boynton Beach Boulevard on the east side of Lyons Road. (**Palm Meadows AGR PUD**) (Control 2006-00099)

Pages 57 - 100

(29) Conditions of Approval (73 - 79)

Project Manager: Autumn Sorrow

Size: 461.88 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests, subject to thirty-three (33) conditions as indicated in Exhibit C.

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

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

MOTION: To adopt a resolution approving a Requested Use to allow for 342 grooms quarters.

MOTION: To adopt a resolution approving a Development Order Abandonment of a Class A Conditional Use granted under Resolution 2002-1483.

10. **Z-2007-01188** Title: an Official Zoning Map Amendment application of Curtis Lewis by Land Research Management Inc., Agent. Request: Rezoning from the Multifamily Residential High Density (RH) Zoning District to the General Commercial (CG) Zoning District with a Conditional Overlay Zone (COZ).

General Location: Northeast corner of the intersection of Wabasso Drive and Chickamauga Avenue. (**Lewis Property**) (Control 2007-00342)

Pages 101 - 122

(5) Conditions of Approval (112 - 113)

Project Manager: Autumn Sorrow

Size: 0.46 acres ±

BCC District: 2

Staff Recommendation: To recommend approval of the request subject to seven (7) Conditions of Approval as indicated in Exhibit C.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Multifamily Residential High Density (RH) Zoning District to the General Commercial (CG) Zoning District with a Conditional Overlay Zone (COZ).

11. **ZV/DOA/R-2008-00288** Title: a Development Order Amendment application of KRG/Atlantic Delray Beach LLC by Urban Design Studio, Agent. Request: To reconfigure the site plan and modify/delete conditions of approval (Building and Site Design, Engineering, Use Limitations, and Landscape)

Title: a Requested Use of KRG/Atlantic Delray Beach LLC by Urban Design Studio, Agent. Request: To allow a single tenant over 25,000 square feet.

General Location: Northwest corner of West Atlantic Avenue and Lyons Road. (**Delray Marketplace**) (Control 2004-00616)

Pages 123 - 161

(83) Conditions of Approval (139 - 154)

Project Manager: Carol Glasser

Size: 83.19 acres ±

BCC District: 5

(affected area 32.82 acres ±)

Staff Recommendation: Staff recommends approval subject to 84 Conditions of Approval as indicated in Exhibit C.

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

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan and modify/delete conditions of approval.

MOTION: To adopt a resolution approving a Requested Use to allow a single tenant over 25,000 square feet.

12. **ABN/Z/CA-2008-00444** Title: a Development Order Abandonment application of Palm Beach Aggregates Inc by Carlton Fields P.A., Agent. Request: to abandon the Requested Use granted under Resolution R-2006-029 and the Waiver of Objectives and Standards granted under Resolution R-2006-030
Title: an Official Zoning Map Amendment of Palm Beach Aggregates Inc by Carlton Fields P.A., Agent. Request: Rezoning from the Residential Planned Unit Development (PUD) Zoning District to the Residential Transitional (RT) Zoning District.
Title: a Class A Conditional Use of Palm Beach Aggregates Inc by Carlton Fields P.A., Agent. Request: to allow bona fide agricultural.
General Location: Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard. (**Lazy F**) (Control 2005-00394)

Pages 162 - 185

(8) Conditions of Approval (174 - 176)

Project Manager: Carrie Rechenmacher

Size: 1,209.96 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 8 conditions of approval.

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

MOTION: To adopt a resolution to abandon the Requested Use granted under Resolution R-2006-029 and the Waiver of Objectives and Standards granted under Resolution R-2006-030.

MOTION: To adopt a resolution for an official zoning map amendment from the Residential Planned Unit Development (PUD) Zoning District to the Residential Transitional (RT) Zoning District.

MOTION: To adopt a resolution of a Class A Conditional Use to allow Bona Fide Agricultural. agricultural

13. **DOA-2007-01594** Title: a Development Order Amendment. application of Trinity Church International Inc. by Land Design South Inc., Agent. Request: To reconfigure the site plan, relocate square footage, delete congregate living facilities, add square footage, restart of commencement clock and delete 8 Conditions of Approval.
General Location: Approximately .25 miles south of Hypoluxo Road on the west side of Military Trail. (**Trinity Church Intl.**) (Control 1980-00187)

Pages 186 - 215

(42) Conditions of Approval (203 - 212)

Project Manager: Joyce Lawrence

Size: 33.21 acres ±

BCC District: 3

Staff Recommendation: To recommend approval of the request subject to 37 Conditions of Approval as contained in Exhibit C.

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

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan, relocate square footage, delete congregate living facilities, add square footage, restart of commencement clock and delete 8 Conditions of Approval.

REGULAR AGENDA

- A. ITEMS PULLED FROM CONSENT (DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA)**
- B. PUBLIC OWNERSHIP ZONING DISTRICT - DEVIATIONS**
- C. STATUS REPORTS**

14. **SR 81-233.8** Status Report for Resolutions R-82-151 and R-82-152 (Control # 1981-233), the application of Crouch-Palermo Florida Inc. Property owner: Lantana Charter, LLC. Location:Southwest corner of the Florida's Turnpike and Lantana Road. Current zoning: (Residential Transitional (RT) Zoning District with a Special Exception to allow a Planned Unit Development including an on-site water and sewage treatment facility and excavation)(**Balmoral PUD**)

Pages 216 - 221

Size: 5.24 acres ±

BCC District: 3

MOTION: To approve a time extension until April 8, 2011, for Resolutions R-82-151 and R-82-152.

15. **SR 1984-163A.6** Status Report for Resolution R-94-358 (Control # 1984-163A), the application of Arcadia Properties. Property owner: Delray Commons of Palm Beach, Inc. Location:West side of Military Trail, approximately 2 miles north of West Atlantic Avenue, south of Steiner Road. Current zoning: (CC-Community Commercial Zoning District with a Conditional Overlay Zone (COZ))(**Arcadia Properties**)

Pages 222 - 227

Size: 4.04 acres ±

BCC District: 5

MOTION: To approve a time extension until March 24, 2011, for Resolution R-94-358.

16. **SR 1988-019A** Status Report for Resolutions R-2003-0432, R-2003-0433 and R-2004-0392 (Control # 1988-019A), the application of Seymour & Susan Applebaum. Property owner: Brown Land Holding, Inc. Location:Approximately 1,000 feet south of Belvedere Road on the west side of Benoist Farms Road. Current zoning: (Light Industrial (IL) Zoning District with Development Order Amendment to reconfigure site plan and add square footage.)(**Sy's Supplies**)

Pages 228 - 232

Size: 9.94 acres ±

BCC District: 6

MOTION: To approve a time extension until March 27, 2011, for Resolutions R-2003-0432, R-2003-0433 and R-2004-0392.

17. **SR 2002-054** Status Report for Resolution R-2003-0558 (Control # 2002-054), the application of Trevor & Merna Fairclough. Property owner: Bethel Church of God, Inc. Location: Northwest corner of Luzon Avenue and Kirk Road. Current zoning: (Residential Medium Density Zoning District with a Class A Conditional Use to allow a church or place of worship)(**Bethel Church of God**)

Pages 233 - 237

Size: 1.03 acres ±

BCC District: 3

MOTION: To approve a time extension until April 24, 2011, for Resolution R-2003-0558.

D. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

E. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

F. PREVIOUSLY POSTPONED ZONING APPLICATIONS

18. **DOA/TDR-2007-01202** Title: A Development Order Amendment. application of Colony At Lake Worth Llc by Land Design South Inc., Agent. Request: To reconfigure site plan, add units, and modify/delete conditions of approval (landscaping, engineering and PUD).

Title: a Requested Use of Colony At Lake Worth Llc by Land Design South Inc., Agent. Request: To allow the Transfer of Development Rights for 26 units, designate this application as the receiving area, and to allow the sale of each TDR unit that is designated as workforce housing at a cost of \$1.00..

General Location: Northwest corner of Myers Road and Lantana Road. (**Colony at Lake Worth PUD**) (Control 2003-00011)

Pages 238 - 286

(64) Conditions of Approval (264 - 281)

Project Manager: Joyce Lawrence

Size: 22.29 acres ±

Staff Recommendation: Staff recommends approval of the request, subject to 39 Conditions of Approval as indicated in Exhibit C and 12 Conditions of Approval in Exhibit C-1.

Zoning Commission Recommendation: Approval as amended 3-2., 3- 2

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan and to modify/delete Landscaping, Engineering and Planned Unit Development Conditions of Approval.

MOTION: To adopt a resolution approving a Requested Use to allow a Transfer of Development Rights for 26 units, designate this application as the receiving area, and to allow the sale of each TDR unit that is designated as workforce housing at a cost of \$1.00.

G. ZONING APPLICATIONS - NEW

19. **ZV/DOA/R-2008-00306** Title: a Development Order Amendment application of Bear On Jog Ltd by Kilday & Associates Inc., Agent. Request: To add square footage and modify a condition of approval
Title: a Requested Use of Bear On Jog Ltd by Kilday & Associates Inc., Agent. Request: To allow a Type II Restaurant.
General Location: Approximately 1 mile south of Linton Blvd., on the E side of Jog Road. **(Addison Place MUPD)** (Control 1997-00118)

Pages 287 - 310

(37) Conditions of Approval (300 - 306)

Project Manager: Douglas Robinson

Size: 3.35 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 37 Conditions of Approval as indicated in Exhibit C.

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

MOTION: To adopt a resolution approving a Development Order Amendment to add square footage and modify a condition of approval.

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

20. **CA/TDR-2007-01190** Title: a Class A Conditional Use application of Mohammad Mirzadeh by Seminole Bay Land Company Inc., Agent. Request: To allow for the Transfer of Development Rights for 11 units; to designate this application as the receiving area and to allow the sale of each TDR unit that are designated as workforce housing at a cost of \$1.00.

General Location: Approximately 510 feet north of Purdy Lane on the west side of Major Drive. **(Mirzadeh Apartments)** (Control 2007-00339)

Pages 311 - 338

(20) Conditions of Approval (329 - 334)

Project Manager: Douglas Robinson

Size: 2.97 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request, subject to seventeen (17) conditions in Exhibit C and six (6) Transfer of Development Rights Conditions in Exhibit C-1.

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

MOTION: To adopt a resolution approving a Class A Conditional Use to allow Transfer of Development Rights for 11 units; to designate the subject property as the receiving area, and to allow the sale of each TDR unit that is designated as workforce housing at a cost of \$1.00.

H. **ULDC AMENDMENTS**

21. Request for Permission to Advertise - Unified Land Development Code (ULDC) - Amendment Round 2008-01

Staff recommends to approve on preliminary reading and advertise for First Reading on July 24, 2008 at 9:30 a.m.

Pages 339 - 408

MOTION: To approve on preliminary reading and advertise for First Reading on July 24, 2008 at 9:30 a.m. for Unified Land Development Code (ULDC) - Amendment Round 2008-01.

DIRECTOR COMMENTS

A. COUNTY ATTORNEY

22. Discussion of Moratorium on Additional Mining Applications in the Everglades Agricultural Area.

Pages 409 - 409

COMMISSIONER COMMENTS

ADJOURNMENT