

Board of County Commissioners

Tony Masilotti, Chairman
Addie L. Greene, Vice Chairperson
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Jeff Koons
Warren H. Newell
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**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

AMENDMENTS TO THE AGENDA

AUGUST 23, 2006

**AGENDA ITEM #
PAGE #**

APPLICATION/CHANGE

POSTPONEMENT

30.
Page 227

Z/COZ2005-1123 – RILEY REZONING

Postpone to November 27, 2006. (Requested by applicant).

MOVE TO CONSENT

36.
Page 358

DOA/R2006-735 – SUNSHINE INTERNATIONAL MARKET

MOVE TO CONSENT AND AMEND

32.
Page 266

CA2005-1332 – JOG ROAD COMMERCIAL

Delete Engineering Condition 2.

AMENDMENTS TO THE AGENDA

11.
Page 55

SR 1989-132.10 – SEHAYIK CENTRE PCD

Amend motion to read as follows:

MOTION: To 1) adopt a resolution to approve an Official Zoning Map Amendment from the Specialized Commercial Zoning District to the Single Family Zoning District, and 2) adopt a resolution to revoke Resolution R-1990-859, the Special Exception to permit a Planned Office Business Park, including a restaurant and lounge, and Resolution R-2002-1240, a Development Order Amendment.

Z/COZ2005-383 – TURTLE COVE PROFESSIONAL

Amend Planning Condition 5 to read as follows:

5. Prior to final approval by the Development Review Officer (DRO) plat or plat waiver, the property owner shall record cross access easement(s) for the pedestrian cross access, from the subject property to the parcel to the west and south in a form acceptable to the County Attorney. (~~DRO:COUNTY-ATTY-Planning~~)– (PLAT: Zoning/County-Atty-Planning)

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

AUGUST 23, 2006

WEDNESDAY

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/REMANDS/WITHDRAWALS (Pages 1-3)

3. CONSENT AGENDA (Pages 4-9)

- o Staff
- o Board
- o Public

4. REGULAR AGENDA (Pages 10-16)

5. DIRECTOR COMMENTS (Page 16)

6. COMMISSIONER COMMENTS (Page 16)

7. ADJOURNMENT (Page 16)

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**

AUGUST 23, 2006

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/REMANDS/WITHDRAWALS

A. POSTPONEMENTS

- 1. **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)

N/A

Size: 6 acres ±

BCC District: 5

MOTION: None required. (Postponed by the Zoning Commission to September 28, 2006)

- 2. **DOA2006-180** Title: Resolution approving a Development Order Amendment application of Charles Watt Communities IV, Inc., by Land Design South, Inc., Agent. Request: To re-designate land use from government service area and recreational to residential; to reconfigure master plan and add units. General Location: Approximately 0.25 mile north of Palmetto Park Road on the west side of Lyons Road (**BOCA LAGO PUD**). (Control 1973-036)

N/A

Size: 24.53 acres ±

BCC District: 5

MOTION: None required. (Postponed by the Zoning Commission to September 28, 2006)

3. **CA2005-1125** Title: Resolution approving a Class A Conditional Use application of Howell and Doree Garolsky, by Land Research Management, Inc., Agent. Request: To allow vehicle sales and rental and general repair and maintenance. General Location: Approximately 1 mile south of Forest Hill Boulevard on the west side of Military Trail (**THE BOAT CONNECTION**). (Control 1986-062)

N/A

Size: 3.94 acres ±

BCC District: 2

MOTION: None required. (Postponed by the Zoning Commission to September 28, 2006)

4. **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)

N/A

Size: 18.98 acres ±

BCC District: 1

MOTION: None required. (Postponed by the Zoning Commission to September 28, 2006)

5. **SR 1998-077** Status Report for Resolution R-1999-0527 (Petition 1998-077), the petition of Herbert and Karl Kahlert. Property owner: Herbert F. Kahlert and Pace Petroleum Services, Inc. General Location: Northeast corner of Lake Worth Road and Lyons Road. Zoning District: Multiple Use Planned Development (**VILLAGE CORNER MUPD**).

Pages 1-6

Size: 12.29 acres ±

BCC District: 6

MOTION: To postpone to September 28, 2006. (owner requested)

B. REMANDS

6. **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)

N/A

Size: 19.43 acres ±

BCC District: 2

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

C. WITHDRAWALS

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. DISCLOSURES FOR THE CONSENT ITEMS

C. ZONING APPLICATIONS

- 7. **DOA2006-497** Title: Resolution approving a Development Order Amendment application of U Pull & Pay, LLC, by Juran Consulting, Inc., Agent. Request: To modify a condition of approval. General Location: Approximately 1800 feet north of Southern Boulevard on the west side of Benoist Farms Road (**RECYCLING CENTER**). (Control 1994-081)

Pages 7-23

Size: 12.13 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

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

- 8. **Z/CA2005-1710** Title: Resolution approving an Official Zoning Map Amendment application of Anthony and Stephen Morrison, by Land Research Management, Inc., Agent. Request: Rezoning from the Multi-family Residential (RM) Zoning District to the Single-family Residential (RS) Zoning District. Title: Resolution approving a Class A Conditional Use application of Anthony and Stephen Morrison, by Land Research Management, Inc., Agent. Request: To allow a place of worship and a daycare, general. General Location: Approximately 0.2 mile west of Skees Road on the north side of Belvedere Road (**UNITED OVERCOMER CHURCH OF GOD IN CHRIST**). (Control 2005-590)

Pages 24-41

Size: 3.5 acres ±

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 Multi-family Residential Zoning District to the Single-family Residential Zoning District.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a place of worship, and a daycare, general.

D. PREVIOUSLY POSTPONED STATUS REPORTS

9. **SR 80-236B.12** Status Report for Resolutions R-87-123/2002-0606 (Petition 1980-236(B)), the petition of Gary and Julie Weston. Property owner: Trail Properties Inc. General Location: Southwest corner of Cambridge Street and Military Trail. Zoning District: General Commercial with a Special Exception for a commercial new and used automobile sales and service facility and lot. (**CAMBRIDGE AUTO SALES**)

Pages 42-48

Size: 0.82 acres ±

BCC District: 2

MOTION: To adopt a resolution to approve a Development Order Amendment to amend conditions of approval (use) in Resolution R-2002-0606.

10. **SR 1988-019A** Status Report for Resolutions R-2003-0432, R-2003-0433 and R-2004-0392 (Petitions 1988-019A and B), the petitions of Seymour & Susan Applebaum. Property owner: Seymour Applebaum and Susan Applebaum. General Location: Approximately 1,000 feet south of Belvedere Road on the west side of Benoist Farms Road. Zoning District: Light Industrial (**SY'S SUPPLIES**).

Pages 49-54

Size: 9.94 acres ±

BCC District: 6

MOTION: To approve a time extension to March 27, 2008, for Resolutions R-2003-0432, R-2003-0433 and R-2004-0392.

11. **SR 1989-132.10** Status Report for Resolutions R-1990-858 and R-1990-859 (Petition 1989-132), the petition of Sami, Roni, and Rozanne Sehayik. Property owner: Sami, Roni and Rozanne Sehayik. General Location: Northeast corner of S.R. A1A and Richard Road. Zoning District: Specialized Commercial with a Special Exception to permit a Planned Office Business Park, including a restaurant and lounge (**SEHAYIK CENTRE PCD**).

Pages 55-60

Size: 1.9 acres ±

BCC District:1

MOTION: To adopt a resolution to approve a zoning map amendment to rezone from the Specialized Commercial Zoning District to the Single Family zoning district, and the revocation of Resolution R-1990-859, the Special Exception to permit a Planned Office Business Park, including a restaurant and lounge.

12. **SR 1997-096.3** Status Report for Resolution R-98-424 (Petition 1997-096), the petition of Theodore and Gertrude Winsberg. Property owner: Theodore W. Winsberg, Gertrude K. Winsberg, Michael L. Jameson and Silvia A. Jameson. General Location: Approximately 2.5 miles north of West Atlantic Avenue on the west side of Jog Road. Zoning District: Multiple Use Planned Development. (**WINSBERG FARM MUPD**).

Pages 61-66

Size: 15 acres ±

BCC District: 5

MOTION: To adopt a resolution to approve a Development Order Amendment to amend conditions of approval (T.P.S.) in Resolution R-98-424, and approve a time extension until March 26, 2008 for Resolution R-98-424.

13. **SR 1999-029.2** Status Report for Resolution R-2000-0120 (Petition 1999-029), the petition of Monadylina Properties, Inc. Property owner: BDG Delray. General Location: Southwest corner of SR7/US 441 and West Atlantic Avenue. Zoning District: Agricultural Reserve with a Class A Conditional Use to allow a convenience store with gas sales and expansion of indoor entertainment and office use. (**STOP & SHOP**).

Pages 67-73

Size: 5.11 acres ±

BCC District: 5

MOTION: To adopt a resolution to approve a Development Order Amendment to amend conditions of approval (T.P.S.) in Resolution R-2000-0120, and approve a time extension until January 27, 2008, for Resolution R-2000-0120.

14. **SR 2002-034** Status Report for Resolutions R-2002-1963 and R-2002-1964 (Petition 2002-034), the petition of Lawrence Fisher. Property owner: Mike S. Soueid and Masoud Sanati and Mohammed Eftekhari. General Location: Approximately 1,000 feet south of Lantana Road on the west side of Jog Road. Zoning District: Residential Transitional Urban with a Class A Conditional Use to allow a general daycare (**THE CAMBRIDGE SCHOOL**).

Pages 74-79

Size: 2.39 acres ±

BCC District: 3

MOTION: To adopt a resolution to approve the revocation of Resolution R-2002-1964, and the exemption of Resolution R-2002-1963 from further Article 2.E. review.

E. STATUS REPORTS

15. **SR 1980-187F.3** Status Report for Resolutions R-1998-0736, R-1998-0737 and R-1998-0738 (Petition 1980-187(F)), the petition of Trustees of International Church. Property owner: International Church Trust #1. General Location: Approximately 0.3 mile south of Hypoluxo Road on the west side of Military Trail. Zoning District: Residential Transitional Suburban with a Class A Conditional Use to allow a Congregate Living Facility, Type 3, and Retreat House (10 units) (**TRINITY CHURCH**).

Pages 80-85

Size: 33.33 acres ±

BCC District: 3

MOTION: To adopt a resolution to approve a Development Order Amendment to amend conditions of approval (T.P.S.) in Resolutions R-1998-0736 and R-1998-0738, and approve a time extension until May 28, 2008, for Resolutions R-1998-0736, R-1998-0737 and R-1998-0738.

16. **SR 1989-076.7** Status Report for Resolutions R-90-355 and R-90-356 (Petition 1989-076), the petition of Arminell, Duncan William, and Stanley Allen Mason. Property owner: Arminell Mason. General Location: Approximately 0.3 mile west of Boutwell Road on the north side of 2nd Avenue North. Zoning District: Light Industrial with a Special Exception to permit a Planned Industrial Development (**MASON INDUSTRIAL**).

Pages 86-91

Size: 2.0 acres ±

BCC District: 3

MOTION: To approve a time extension until May 26, 2008, for Resolutions R-90-355 and R-90-356.

17. **SR 2002-057** Status Report for Resolution R-2003-0754 (Petition 2002-057), the petition of First Holiness Church of the Living God, No. 3. Property owner: First Holiness Church of the Living God, No. 3. General Location: Approximately 0.3 mile east of "F" Road on the south side of Okeechobee Boulevard. Zoning District: Agricultural Residential with a Class A Conditional Use to allow a church or place of worship (**FIRST HOLINESS CHURCH OF THE LIVING GOD**).

Pages 92-96

Size: 4.9 acres ±

BCC District: 6

MOTION: To approve a time extension until May 22, 2008 for Resolution R-2003-0754.

F. RECEIVE AND FILE ZONING RESOLUTIONS

18. **CB1990-034(A)** Resolution revoking Resolutions ZR-1997-02 and ZR-2002-010 affirming the Administrative Abandonment to allow a Type 3 Congregate Living Facility (**LAKE POINT**). (Control 1990-034(A))

Pages 97-99

MOTION: To receive and file Zoning Resolution ZR-2006-002.

19. **CB2005-383** Title: Resolution approving Resolution ZR-2006-003 to allow a veterinary clinic (**TURTLE COVE PROFESSIONAL**). (Control 2003-040)

Pages 100-104

MOTION: To receive and file Zoning Resolution ZR-2006-003.

G. CORRECTIVE RESOLUTIONS

20. Corrective Resolution: To correct Engineering Condition 8 and Planning Condition 9 of Exhibit C of Resolution R-2006-0932. (**RAVELLO AGR PUD**) (PDD2005-1460, Control 2005-323)

Pages 105-106

BCC District: 5

MOTION: To adopt a resolution to correct Engineering Condition 8 and Planning Condition 9 of Exhibit C of Resolution R-2006-0932.

21. Corrective Resolution: To correct Engineering Conditions 3 and 4 of Exhibit C of Resolution R-2006-1209. (**PALM BEACH CHINESE CHRISTIAN CHAPEL**) (CA2005-1461, Control 2005-508)

Pages 107-108

BCC District: 2

MOTION: To adopt a resolution to correct Engineering Conditions 3 and 4 of Exhibit C of Resolution R-2006-1209.

H. ABANDONMENT RESOLUTIONS

22. **ABN2006-1138** Request: To revoke Resolution R-1982-0498 which approved the Special Exception to allow a Planned Residential Development General Location: South side of Wilson Road, approximately 0.1 mile east of Cleary Road (70th Avenue South). (Control 1982-017) (**DANIEL L. CATALFUMO**)

Pages 109-111

BCC District: 2

MOTION: To adopt a resolution approving the abandonment of Resolution R-1982-0498.

23. **ABN2006-1057** Request: To revoke Resolution R-1980-1103 which approved the Special Exception to allow a private ambulance service. General Location: North side of Venus Avenue, approximately 150 feet east of Military Trail (S.R. 809). (Control 1980-126) (**SOUTHWEST AMBULANCE VOLUNTEER EMERGENCY SERVICE**)

Pages 112-114

BCC District: 2

MOTION: To adopt a resolution approving the abandonment of Resolution R-1980-1103.

I. ATTAINABLE HOUSING DONATION ESCROW AGREEMENT

24. **PDD/TDR2005-1233** Request: Approve a donation escrow agreement between Palm Beach County, Paramount Hagen, LLC and Weiss, Handler, Angelos & Cornwell, P.A., (escrow agent) to donate \$50,000.00 per each attainable unit (2 units), as approved by the Palm Beach County Board of County Commissioners on March 23, 2006. (**WYNDSONG RANCH PUD**) (Control 2005-452)

Pages 115-119

BCC District: 5

LOCATION: Approximately 1.25 miles south of Boynton Beach Boulevard on the east side of Hagen Ranch Road.

MOTION: To approve a donation escrow agreement to donate \$50,000.00 per each attainable unit (2 units) for a total price of \$100,000.00.

– END OF CONSENT AGENDA –

– START OF REGULAR AGENDA –

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA

C. STATUS REPORTS

25. **SR 1995-090.4** Status Report for Resolution R-1996-0131 (Petition 1995-090), the petition of Robert F. Griffith, Jr. & Gene Moore, III. Property owner: Formation Properties III, LLC. General Location: Approximately 0.1 mile north of Old Boynton West Road on the east side of Lawrence Road. Zoning District: Single Family Residential with a Class A Conditional Use to allow a nursing facility or convalescent center (**MARINER HEALTH CARE**).

Pages 120-125

Size: 9.82 acres ±

BCC District: 3

MOTION: To approve a time extension until June 25, 2008, for Resolution R-1996-0131.

D. ULDC AMENDMENT ROUND 2006-01

Pages 126-184

26. **MOTION - STAFF RECOMMENDS A MOTION TO ADOPT: 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; ARTICLE 3 – OVERLAYS & ZONING DISTRICTS; CHAPTER B - OVERLAYS; CHAPTER E – PLANNED DEVELOPMENT DISTRICTS (PDDS); CHAPTER F – TRADITIONAL DEVELOPMENT DISTRICTS (TDDs); ARTICLE 4 – USE REGULATIONS; CHAPTER A – USE CLASSIFICATION; CHAPTER B – SUPPLEMENTARY USE STANDARDS; CHAPTER D – EXCAVATION; ARTICLE 5 – SUPPLEMENTARY STANDARDS; CHAPTER C – DESIGN STANDARDS; ARTICLE 6 – PARKING; CHAPTER A – PARKING; ARTICLE 8 - SIGNAGE; CHAPTER B – EXEMPTIONS; CHAPTER C – PROHIBITIONS; CHAPTER F – GENERAL PROVISIONS FOR ALL SIGN TYPES; CHAPTER G – STANDARDS FOR SPECIFIC SIGN TYPES; ARTICLE 10 – ENFORCEMENT; CHAPTER C – GROUNDWATER AND NATURAL RESOURCES PROTECTION BOARD; ARTICLE 12 – TRAFFIC PERFORMANCE STANDARDS; CHAPTER Q – OKEECHOBEE BOULEVARD CRALLS POINT SYSTEM; ARTICLE 14 – ENVIRONMENTAL STANDARDS; CHAPTER A – SEA TURTLE PROTECTION AND SAND PRESERVATION; CHAPTER B – WELLFIELD PROTECTION; CHAPTER C – VEGETATION PRESERVATION AND PROTECTION; CHAPTER D – PROHIBITED INVASIVE NON-NATIVE VEGETATION REMOVAL ORDINANCE; ARTICLE 17 – DECISION MAKING BODIES; CHAPTER B – GENERAL PROVISIONS; CHAPTER C – APPOINTED BODIES; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; BOARD OF ADJUSTMENT PENDING APPLICATIONS; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.**

- E.27. **INCLUSIONARY WORKFORCE HOUSING PROGRAM ULDC AMENDMENTS - REQUEST FOR BCC INPUT AND DIRECTION**

F. SMALL SCALE LAND USE PLAN AMENDMENT AND ZONING APPLICATION

28. **SCA 2006-00024** Turtle Cove LLC, by Miller Land Planning Consultants, Inc. Small Scale Land Use Amendment (SCA): Amend land use to change the future land use designation for a 3.04 acre parcel from Low Residential, 3 units per acre (LR-3) to Commercial High-Office, with an underlying 3 units per acre (CH-O/3). General Location: Approximately 1,100 feet west of Military Trail on the south side of Hypoluxo Road. **(BROOKS OFFICE III a.k.a. TURTLE COVE PROFESSIONAL)**

Pages 185-206

Size: 3.04 acres ±

BCC District: 3

Staff Recommendation: Approval of the requested future land use change from LR-3 to CH-O/3.

LPA Recommendation: Approval of the requested future land use change from LR-3 to CH-O/3. (9-0 vote) at the May 12, 2006 public hearing.

MOTION: To adopt the proposed amendment from LR-3 to CH-O/3.

29. **Z/COZ2005-383** Title: Resolution approving an Official Zoning Map Amendment application of Turtle Cove, LLC, by Miller Land Planning, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Commercial High Office (CHO) Zoning District with a Conditional Overlay Zone (COZ). General Location: Approximately 1,100 feet west of Military Trail on the south side of Hypoluxo Road. **(TURTLE COVE PROFESSIONAL)**. (Control 2003-040)

Pages 207-226

Size: 2.29 acres ±

BCC District: 3

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 rezoning from the Agricultural Residential Zoning District to the Commercial High Office Zoning District with a Conditional Overlay Zone.

G. PREVIOUSLY POSTPONED ZONING APPLICATIONS

30. **Z/COZ2005-1123** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone application of Beatrice Riley, by Land Research Management, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District with a Conditional Overlay Zone (COZ). General Location: Northwest Corner of Tall Pines Road and Southern Boulevard **(RILEY REZONING)**. (Control 2005-375)

Pages 227-243

Size: 0.78 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Community Commercial Zoning District with a Conditional Overlay Zone.

31. **Z2005-1330** Title: Resolution approving an Official Zoning Map Amendment application of Dennis and Grace Gartner, 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 244-265

Size: 9.17 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential and the General Commercial Zoning Districts to the Residential Transitional Zoning District with a Conditional Overlay Zone.

H. ZONING APPLICATIONS

32. **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 266-280

Size: 2.86 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving a Class A Conditional Use to allow general repair and maintenance.

33. **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 281-310

Size: 221.04 (affected) acres

BCC District: 6

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 to a Planned Development District from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

MOTION: To adopt a resolution approving a Waiver to allow deviation from cul-de-sac or dead-end restrictions.

34. **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 311-336

Size: 76.58 acres ±

BCC District: 6

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 to a Planned Development District from the Agricultural Residential and the Residential Estate Zoning Districts to the Residential Planned Unit Development District.

35. **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 337-357

Size: 136.24 (affected) acres ±

BCC District: 6

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 to a Planned Development District from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

36. **DOA/R2006-735** Title: Resolution approving a Development Order Amendment application of Gilo Realty, LLC, by Land Research Management, Inc., Agent. Request: To allow a requested use for an indoor flea market. General Location: Southwest corner of Forest Hill Boulevard and Military Trail **(SUNSHINE INTERNATIONAL MARKET)**. (Control 1981-157)

Pages 358-376

Size: 5.0 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

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

MOTION: To adopt a resolution approving a Development Order Amendment to allow a requested use for an indoor flea market.

- 5. **DIRECTOR COMMENTS**
 - A. **COUNTY ATTORNEY**
 - B. **ZONING DIRECTOR**
 - C. **PLANNING DIRECTOR**
- 6. **COMMISSIONER COMMENTS**
- 7. **ADJOURNMENT**