

Tony Masilotti, Chairman
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**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

JANUARY 6, 2006

**FRIDAY
9:00 AM**

**7501 NORTH JOG ROAD
SOLID WASTE AUTHORITY
AUDITORIUM**

- 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/WITHDRAWALS (Pages 1-2)**

- 3. DIRECTOR COMMENTS (Page 3)**

- 4. CONSENT AGENDA (Page 3)**

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

- 6. COMMISSIONER 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**

FRIDAY, JANUARY 6, 2006

1. CALL TO ORDER

- A. Roll Call – 9:00 A.M.
- B. Opening Prayer and Pledge of Allegiance.
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. at the Solid Waste Authority Auditorium, 7501 North Jog Road, 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 the Solid Waste Authority Auditorium, 7501 North Jog Road, West Palm Beach, FL at 9:30 A.M. on Thursday, January 26, 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

- 1. **Z/CA2005-477** Title: Resolution approving an Official Zoning Map Amendment application of Levy Ventures Limited Partnership, by Jon E. Schmidt & Associates, Agent. Request: Rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Class A Conditional Use application of Levy Ventures Limited Partnership, by Jon E. Schmidt & Associates, Agent. Request: To allow a private school. General Location: Southeast corner of Bates Road and Northlake Boulevard (**LEVY LEARNING CENTER**). (Control 2005-193)

Page 1

Size: 0.98 acres ±

BCC District: 1

MOTION: To postpone thirty (30) days to Thursday, February 2, 2006. (Applicant request)

2. **DOA2005-480** Title: Resolution approving a Development Order Amendment application of Prime Projects Development, LLC, by Kilday & Associates, Inc., Agent. Request: To re-designate land use from recreation to residential, reconfigure the master plan, and add units. General Location: Southwest corner of Grand Lacuna Boulevard and Rolling Hills Boulevard (**BALMORAL (LACUNA) COUNTRY CLUB POD H**). (Control 1981-233)

Pages 2-22

Size: 9.49 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to Thursday, February 2, 2006.
(Applicant request)

END OF POSTPONEMENTS

3. DIRECTOR COMMENTS

- 3. Workshop/Discussion: Attainable Housing Tools in Unincorporated Palm Beach County

4. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING APPLICATIONS – CONSENT

- 4. **Z2005-624** Title: Resolution approving an Official Zoning Map Amendment application of James Shaw, by Basehart Consulting, Inc., Agent. Request: Rezoning from Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District. General Location: Approximately .25 mile north of Belvedere Road on the east side of Skees Road (**SHAW'S CONTRACTORS STORAGE**). (Control 2005-231)

Pages 23-40

Size: 8.43 acres ±

BCC District: 2

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Light Industrial Zoning District with a Conditional Overlay Zone.

– END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -**5. REGULAR AGENDA****A. ITEMS PULLED FROM CONSENT****B. PREVIOUSLY POSTPONED ITEMS**

5. **Z2005-155** Title: Resolution approving an Official Zoning Map Amendment application of Hypoluxo/Jog LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approximately 0.75 mile east of Jog Road on the south side of Western Way (**OSPREY OAKS PARCEL #5**). (Control 2005-061)

Pages 41-57

Size: 4.92 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Transitional Zoning District with a Conditional Overlay Zone.

C. ZONING APPLICATIONS

6. **Z/CB2005-383** Title: Resolution approving an Official Zoning Map Amendment application of Turtle Cove LLC, by Miller Land Planning Consultants, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Commercial High Office (CHO) Zoning District. Title: Resolution approving a Class B Conditional Use application of Turtle Cove LLC, by Miller Land Planning Consultants, Inc., Agent. Request: To allow a veterinary clinic. General Location: Approximately 1,100 feet west of Military Trail on the south side of Hypoluxo Road (**TURTLE COVE PROFESSIONAL**). (Control 2003-040)

Pages 58-78

Size: 2.02 acres ±

BCC District: 3

MOTION: To recommend denial of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Commercial High Office Zoning District.

MOTION: To adopt a resolution denying a Class B Conditional Use to allow a veterinary clinic.

7. **PDD/W2005-989** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach Associate XXII, LLLP, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. Title: Waiver. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Northwest corner of Boynton Beach Boulevard and Lyons Road (**AMESTOY AGR PUD**). (Control 2005-162)

Pages 79-112

Size: 635.04 acres ±

BCC Districts: 3 & 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Reserve Zoning District to the Agricultural Reserve Planned Unit Development District.

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

8. **PDD/R/TDR/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, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Requested Use application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To allow the Transfer of Development Rights for 36 units and to designate this application as the receiving area. Title: Resolution approving a Waiver application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., 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)

Pages 113-136

Size: 16.97 acres ±

BCC District: 2

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 of a Requested Use to allow the Transfer of Development Rights for 36 units and to designate this application as the receiving area.

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

9. **DOA2005-1121** Title: Resolution approving a Development Order Amendment application of Lyons Retail, Inc., by HSQ Group, Inc., Agent. Request: To reconfigure the site plan and add square footage. General Location: Northeast corner of Lantana Road and Lyons Road **(SHERBROOKE CENTER)**. (Control 1989-063)

Pages 137-169

Size: 8.89 acres ±

BCC District: 2

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

6. COMMISSIONER COMMENTS

7. ADJOURNMENT