

Board of County Commissioners

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County Administrator

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

THURSDAY JUNE 7, 2007

**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 (Page 2)

3. CONSENT AGENDA (Pages 3-5)

4. REGULAR AGENDA (Pages 6-13)

5. COMMISSIONER COMMENTS (Page 14)

6. DIRECTOR 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 ZONING COMMISSION**

JUNE 7, 2007

1. CALL TO ORDER

- A. Roll Call – 9:00 A.M.
- B. Opening Prayer, Pledge of Allegiance and Quasi-Judicial Notice
- 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, Type II Variances 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, June 28, 2007 to take final action on the applications listed below.

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.

- D. Proof of Publication – Motion to receive and file.
- E. Swearing In – County Attorney.
- F. Disclosures.

2. POSTPONEMENTS

A. POSTPONEMENTS

1. **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. General Location: Approximately 130 feet west of Haverhill Road on the south side of Lake Worth Road. **(COLONIAL LAKES)** (Control 2006-010)

Page 1

Size: 9.84 acres ±

BCC District: 2

MOTION: To postpone thirty (30) days to Thursday July 5, 2007.

END OF POSTPONEMENTS

3. CONSENT AGENDA

A. STATUS REPORT

- 2. **SR2001-011.2** Status Report for Resolution ZR-2001-002 (Petition 2001-011), the petition of Education Development Center, Inc. Property owner: Education Development Center, Inc. Location: S.E. corner of Westgate Avenue and Loxahatchee Drive. Current zoning: General Commercial with a Class B Conditional Use to allow a Daycare General. **(DAYCARE/VETERINARY CLINIC)**

Pages 2-5

Size: 2.6 acres

BCC District:2

MOTION: To adopt a resolution approving a two-year time extension, from April 5, 2007, to April 5, 2009, to commence development.

B. ZONING APPLICATIONS – CONSENT

- 3. **ZV2007-513** Title: Resolution approving a Type II Zoning Variance application of Thomas Mickel. Request: To allow a reduction of the rear and side interior setbacks of a residence. General Location: Southwest of Old Indiantown Road and Mellen Lane. **(MICKEL ADDITION)** (Control 2007-169)

Pages 6-12

Size: 2.04 acres ±

BCC District: 1

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow a reduction of the rear and side interior setbacks of a residence.

- 4. **DOA2006-1373** Title: Resolution approving a Development Order Amendment application of Sun Enterprises Holding, Inc., by Richmond Group, Agent. Request: To reconfigure site plan, add square footage and modify/delete conditions of approval. General Location: Approximately 500 feet south of Mariana Boulevard on the west side of State Road 7/US 441. **(TIRES PLUS)** (Control 1983-120)

Pages 13-38

Size: 1.02 acres ±

BCC District: 5

MOTION: To recommend approval of a Development Order Amendment to reconfigure site plan, add square footage and modify/delete conditions of approval.

5. **ZV/PDD/R/2007-330** Title: Resolution approving a Type II Zoning Variance application of Health Care District of PBC, by Kilday & Associates, Inc., Agent. Request: To allow an elimination of the pavement treatment at non-vehicular crossings; a deviation in tree/palm clustering in right-of-way buffer along SR80/Hooker Highway; a relocation of hedge material for the south, east and west property lines; an increase in the number of temporary non-residential development signs; an increase in sign face area of the temporary non-residential development signs, and a deviation from a frontage location requirement of the temporary non-residential development sign. Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Health Care District of PBC, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Production (AP) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Requested Use application of Health Care District of PBC, by Kilday & Associates, Inc., Agent. Request: To allow a Hospital or Medical Center. General Location: Southwest corner of the intersection Hooker Highway (SR 80/Southern Boulevard) and Main Street (SR 15). **(GLADES REPLACEMENT HOSPITAL)** (Control 2006-277)

Pages 39-71

Size: 50.0 acres ±

BCC District: 6

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow an elimination of the pavement treatment at non-vehicular crossings; a deviation in tree/palm clustering in right-of-way buffer along SR80/Hooker Highway; a relocation of hedge material for the south, east and west property lines; an increase in the number of temporary non-residential development signs; an increase in sign face area of the temporary non-residential development signs, and a deviation from a frontage location requirement of the temporary non-residential development sign.

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

MOTION: To recommend approval of a Requested Use to allow a Hospital or Medical Center.

6. **Z2006-1687** Title: Resolution approving an Official Zoning Map Amendment application of Alfredo Morejon, by Urban Design Studio, Agent. Request: Rezoning from the Neighborhood Commercial (CN) Zoning District to the Single Family Residential (RS) Zoning District. General Location: Approximately 260 feet east of Congress Avenue South side of Ohio Street. **(OHIO STREET LOT 26 REZONING)** (Control 2006-525)

Pages 72-81

Size: 0.15 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment from the Neighborhood Commercial Zoning District to the Single Family Residential Zoning District.

7. **Z2006-1690** Title: Resolution approving an Official Zoning Map Amendment application of Alfredo Morejon, by Urban Design Studio, Agent. Request: Rezoning from the Neighborhood Commercial (CN) Zoning District to the Single Family Residential (RS) Zoning District. General Location: Approximately 210 feet east of Congress Avenue South side of Ohio Street. **(OHIO STREET LOT 27 REZONING)** (Control 2006-526)

Pages 82-91

Size: 0.15 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment from the Neighborhood Commercial Zoning District to the Single Family Residential Zoning District.

8. **DOA2006-1911** Title: Resolution approving a Development Order Amendment application of Washington Real Estate Partners, LLC, by Land Design South, Inc., Agent. Request: To reconfigure site plan and add square footage. General Location: Northeast corner of Boynton Beach Boulevard and Military Trail. **(BOYNTON TRAIL CENTER)** (Control 1981-152)

Pages 92-123

Size: 30.50 acres ±
(affected 1.25 acres ±)

BCC District: 3 & 5

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

9. **ZV/DOA2006-1938** Title: Resolution approving a Type II Zoning Variance application of Crescent Center Ventures, LLC, by Beril Kruger, Planning Zoning Consultants, Agent. Request: To allow a reduction of loading spaces. Title: Resolution approving A Development Order Amendment application of Crescent Center Ventures, LLC, by Beril Kruger, Planning Zoning Consultants, Agent. Request: To reconfigure Site Plan. General Location: Approximately one mile south of Golf Road on the east side of Military Trail. **(MILITARY 6)** (Control 1987-103)

Pages 124-142

Size: 6.15 acres ±

BCC District: 4

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow a reduction of loading spaces.

MOTION: To recommend approval of a Development Order Amendment to reconfigure Site Plan.

– END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -**4. REGULAR AGENDA****A. SUBDIVISION VARIANCE**

10. **SD-133** Palm Beach County and South Florida Water Management District, requesting variance from the requirements that: (A) each street providing access to the proposed subdivision lots shall have a minimum right-of-way width of eighty (80) feet; and (B) the time of completion of all required improvements shall not exceed 21 months from the date of issuance of the Land Development Permit. Requirements: Set forth in the Unified Land Development Code, Article 11.E.2.A.2, Table 11.E.2.A-2 (Chart of Minor Streets), and Article 11.B.7.B.1. General Location: South of State Road 80, just east of County Road 880, directly south of the South Florida Water Management District (SFWMD) L-7 Canal Levee, in the AP Zoning District. **(20 MILE BEND PUBLIC USE DEVELOPMENT)**

Pages 143-159

Size: 200.60 acres ±

BCC District: 6

MOTION: To adopt a resolution approving a Type II Subdivision Variance to allow access to the proposed subdivision lots via an existing Easement Agreement, and, to extend the time frame for completion of all required improvements.

B. PREVIOUSLY POSTPONED ITEMS

11. **ZV2007-016** Title: Resolution approving a Type II Zoning Variance application of Spots Inc., by Kilday & Associates, Inc., Agent. Request: To allow an elimination of frontage requirement along an arterial or collector street for a CH-MUPD; a reduction in lot size; a reduction in lot width; an increase in floor area ratio; an increase in building coverage; a reduction in front setback; a reduction in side street setbacks; a reduction in side setbacks; an elimination of hours of operations limit, and an elimination of right-of-way buffers. General Location: Located between Kentucky Street and Oklahoma Street on the east side of Congress Avenue. **(MORGAN HOTEL)** (Control 1977-031)

Pages 160-193

Size: 2.48 acres ±

BCC District: 3

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow an elimination of frontage requirement along an arterial or collector street for a CH-MUPD; a reduction in lot size; a reduction in lot width; an increase in Floor Area Ratio; an increase in Building Coverage; a reduction in front setback; a reduction in side street setbacks; a reduction in side setbacks; an elimination of hours of operations limit, and an elimination of right-of-way buffers.

C. ZONING APPLICATION

12. **ZV2007-073** Title: Resolution approving a Type II Zoning Variance application of TA Cresthaven, LLC, by Land Design South, Inc., Agent. Request: To allow 100% encroachment of utility easements in the right-of-way buffer; an increase in spacing between canopy trees; a reduction in the right-of-way buffer width; a reduction of required number of shrubs, and a deviation of planting pattern. General Location: Northwest corner of Military Trail and Cresthaven Boulevard. **(SHOPPES AT CRESTHAVEN, PARCEL C, VARIANCE)** (Control 1980-041)

Pages 194-202

Size: 21.29 acres \pm

BCC District: 2

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow 100% encroachment of utility easements in the right-of-way buffer; an increase in spacing between canopy trees; a reduction in the right-of-way buffer width; a reduction of required number of shrubs, and a deviation of planting pattern.

13. **ZV2006-1927** Title: Resolution approving a Type II Variance application of Nancy Gadd. Request: To allow a reduction of front and side street setbacks for a swimming pool and to allow an accessory use in the front and side street yard. General Location: Approximately 0.23 miles south of Hypoluxo Road and 0.24 miles east of Seacrest Boulevard. **(GADD VARIANCE) (2006-553)**

Pages 203-208

Size: .25 acres \pm

BCC District: 7

MOTION: To adopt a resolution denying a Type II Zoning Variance for a reduction of front and side street setbacks for a swimming pool and to allow an accessory use in the front and side street yard.

14. **ZV2007-328** Title: Resolution approving a Type II Zoning Variance application of Boca Raton Stor All, Ltd., by Miller Land Planning, Agent. Request: To allow an off site directional sign to be located in excess of 50 feet from the point of ingress; and an increase in sign height and face area of an off site directional. General Location: Located on the north side of Piccadilly Square, approximately 570 feet north of Glades Road and 880 west of Florida Turnpike. **(GLADES STORALL)** (Control 2004-201)

Pages 209-223

Size: 4.22 acres \pm

BCC District: 5

MOTION: To adopt a resolution denying a Type II Zoning Variance for an off site directional sign to be located in excess of 50 feet from the point of ingress; and an increase in sign height and face area of an off site directional.

15. **ZV2007-337** Title: Resolution approving a Type II Zoning Variance application of Exel Properties, Ltd., by Anna S. Cottrell & Associates, Agent. Request: To allow a 100% encroachment of utility easements in the right-of-way buffer and a reduction of a right-of-way buffer width. General Location: North side of Palmetto Park Road; east of Oriole Country Road. **(PENINSULA BANK AT LOGGERS RUN)** (Control 1975-068)

Pages 224-240

Size: 12.56 acres ±

BCC District: 5

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow a 100% encroachment of utility easements in the right-of-way buffer and a reduction of a right-of-way buffer width.

16. **ZV2007-507** Title: Resolution approving a Type II Zoning Variance application of Mario Montes. Request: To allow a reduction of the side interior setback of a residence. General Location: Deer Run, 3 1/2 miles NW of southern Boulevard and Lion Country Safari Road. **(MONTES BARN HOUSE REMODELING)** (Control 2007-167)

Pages 241-247

Size: 5 acres ±

BCC District: 6

MOTION: To adopt a resolution denying a Type II Zoning Variance to allow a reduction of the side interior setback of a residence.

17. **ZV2007-523** Title: Resolution approving a Type II Zoning Variance application of Wayne Oliver, by Land Design South, Inc., Agent. Request: To allow a reduction in the number of parking spaces; a reduction in the right-of-way buffer width along Military Trail and Acacia Lane; elimination of a compatibility buffer along the north property line; a reduction in the incompatibility buffer width along the west property line, and a reduction of side foundation plantings. General Location: Northwest corner of Military Trail and Acacia Lane. **(CREATIVE ACADEMY DAYCARE)** (Control 2007-171)

Pages 248-256

Size: .43 acres ±

BCC District: 2

MOTION: To adopt a resolution denying a Type II Zoning Variance to allow a reduction in the number of parking spaces; a reduction in the right-of-way buffer width along Military Trail and Acacia Lane; elimination of a compatibility buffer along the north property line; a reduction in the incompatibility buffer width along the west property line, and a reduction of side foundation plantings.

18. **ZV/DOA2006-1390** Title: Resolution approving a Type II Zoning Variance application of VSH Realty, Inc., by Greenberg Traurig, PA, Agent. Request: To allow a 100% encroachment of utility easements in the Incompatibility buffer; a structure within a utility easement and reduction of foundation planting. Title: Resolution approving a Development Order Amendment application of VSH Realty, Inc., by Greenberg Traurig, PA, Agent. Request: To reconfigure site plan; reduce building square footage and add gas pumps. General Location: Northwest corner of State Road 7/US 441 and Sandalfoot Boulevard. **(CUMBERLAND FARMS)** (Control 1973-116)

Pages 257-279

Size: 1.04 acres ±

BCC District: 5

MOTION: To Adopt a resolution approving a Type II Zoning Variance to allow a 100% encroachment of a utility easements in the incompatibility buffer, a structure within a utility easement and reduction of foundation planting.

MOTION: To recommend approval of a Development Order Amendment to reconfigure site plan; reduce building square footage and add gas pumps.

19. **ZV/DOA2006-1684** Title: Resolution approving a Type II Variance application of Bank Atlantic, A Federal Savings Bank by Corporate Property Services, Agent. Request: To allow an overlap of utility easements in a right-of-way buffer. Title: Resolution approving a Development Order Amendment application of Bank Atlantic, A Federal Savings Bank by Corporate Property Services, Agent. Request: To reconfigure site plan and add square footage. General Location: Southeast corner of Lake Worth Road and Jog Road. **(LAKE WORTH PLAZA WEST - BANK ATLANTIC)** (Control 1973-091)

Pages 280-302

Size: 1.15 acres ±

BCC District: 2

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow an overlap of utility easements in a right-of-way buffer.

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

20. **PDD2006-502** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Loxahatchee Venture, LLC, Loxahatchee Venture, LTD, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Southeast corner of Seminole Pratt Whitney Road and Orange Boulevard. **(SEMINOLE ORANGE PLAZA) (2006-012)**

Pages 303-327

Size: 11.88 acres ±

BCC District: 6

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

21. **PDD/W2006-1908** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Beach Boynton, by Miller Land Planning, Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR-PUD) District. Title: Resolution approving a Waiver from Dimensional Criteria application of Beach Boynton, by Miller Land Planning, Agent. Request: To allow more than 25% of the streets to terminate in a dead-end or cul-de-sac. General Location: Development Area located on the east side of Acme Dairy Road and bound on the north by the LWDD L-25 Canal and on the south by the LWDD L-27 Canal. **(ACME EAST AGR PUD) (Control 2006-550)**

Pages 328-367

Size: 579.41 acres ±

BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR-PUD) District.

MOTION: To recommend approval of a Waiver to allow more than 25% of the streets to terminate in a dead-end or cul-de-sac.

22. **ZV/PDD/DOA2006-1910** Title: Resolution approving a Type II Zoning Variance application of Royall Wall Systems, Inc., by Jon E Schmidt & Associates, Agent. Request: To allow an overlap of the utility easement for the north right-of-way buffer along 7th Place North. Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Royall Wall Systems, Inc., by Jon E Schmidt & Associates, Agent. Request: Rezoning from the General Industrial (IG) to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Development Order Amendment application of Royall Wall Systems, Inc., by Jon E Schmidt & Associates, Agent. Request: To add land area; square footage, and reconfigure the plan. General Location: Approximately 2200 feet north of Southern Boulevard on the east side of Pike Road. **(PROLOGIS PIKE ROAD)** (Control 1996-041)

Pages 368-399

Size: 28.34 acres ±

BCC District: 6

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow an overlap of the utility easement in the right-of-way buffer along 7th Place North

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

MOTION: To recommend approval of a Development Order Amendment to add land area; square footage, and reconfigure the plan.

23. **PDD/DOA/TDR2006-1931** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Kirk Angelocci, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) Zoning District. Title: Resolution approving a Development Order Amendment application of Kirk Angelocci, by Land Design South, Inc., Agent. Request: To add land area; add units; reconfigure Master Plan, and modify/delete conditions of approval. Title: Resolution approving a Transfer of Development Rights application of Kirk Angelocci, by Land Design South, Inc., Agent. Request: To allow the Transfer of Development Rights for 14 units. General Location: Approximately 0.5 mile west of Haverhill Road on the south side of Purdy Lane. **(ANGELOCCI PROPERTY PUD)** (Control 2003-061)

Pages 400-436

Size: 12.92 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 Zoning District.

MOTION: To recommend approval of a Development Order Amendment to add land area; add units; reconfigure Master Plan, and modify/delete conditions of approval.

MOTION: To recommend approval to allow the Transfer of Development Rights for 14 units.

24. **DOA2007-062** Title: Resolution approving A Development Order Amendment application of PB Plaza, LLC, by Moyle, Flanigan, Agent. Request: To reconfigure site plan and add square footage. General Location: Approximately 950 feet south of Okeechobee Boulevard on the east side of Jog Road. **(JOG ROAD COMMERCIAL)** (Control 1992-041)

Pages 437-453

Size: 2.76 acres ±

BCC District: 2

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

25. **Z/COZ2007-071** Title: Resolution approving an Official Zoning Map Amendment application of Palm Beach County. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District. General Location: Approximately one mile west of State Road 7/US 441, north of Glades Road, on the west side of University Parkway. **(SOUTH COUNTY REGIONAL PARK, PARCEL A, TRACT 16)** (Control 2007-012)

Pages 454-464

Size: 4.75 acres ±

BCC District: 5

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

26. **Z/COZ2007-075** Title: Resolution approving an Official Zoning Map Amendment application of Palm Beach County, by Palm Beach County, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District. General Location: Approximately one mile west of State Road 7/US 441, north of Glades Road and on the west side of University Parkway. **(SOUTH COUNTY REGIONAL PARK, PARCEL A, TRACT 49)** (Control 1987-059)

Pages 465-476

Size: 9.78 acres ±

BCC District: 5

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

27. **ZV/Z/CA2007-200** Title: Resolution approving a Type II Zoning Variance application of 6620 Lakeside Road, LLC, by Perry & Taylor PA, Agent. Request: To allow deviation in hours of operation for commercial use adjacent to a residential district. Title: Resolution approving an Official Zoning Map Amendment application of 6620 Lakeside Road, LLC, by Perry & Taylor PA, Agent. Request: Rezoning from the Single-family Residential (RS) Zoning District to the General Commercial (CG) Zoning District. Title: Resolution approving a Class A Conditional Use application of 6620 Lakeside Road, LLC, by Perry & Taylor PA, Agent. Request: To allow a dispatching office and a general repair and maintenance facility. General Location: Approximately 451 feet south of Jog Road on the west side of Florida's Turnpike. **(PALM BEACH TRANSPORTATION COMMUNICATION CENTER)** (Control 1996-042)

Pages 477-503

Size: 3.14 acres ±

BCC District: 2

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow deviation in hours of operation for commercial use adjacent to a residential district.

MOTION: To recommend approval of an Official Zoning Map Amendment from the Single-Family Residential Zoning District to the General Commercial Zoning District.

MOTION: To recommend approval of a Class A Conditional Use to allow a dispatching office and a general repair and maintenance facility.

28. **Z/CB/DOA2007-202** Title: Resolution approving an Official Zoning Map Amendment application of Palm Beach County, South Florida Water Management District, Lessor, by Palm Beach County, Agent. Request: Rezoning from the Agricultural Production (AP) Zoning District to the Public Ownership (PO) Zoning District. Title: Resolution approving a Class B Conditional Use application of Palm Beach County, South Florida Water Management District, Lessor by Palm Beach County, Agent. Request: To allow a Gun Club, Open. Title: Resolution approving A Development Order Amendment application of Palm Beach County, South Florida Water Management District, Lessor, by Palm Beach County, Agent. Request: To add land area. General Location: On the east side of County Road 880, south of Southern (SR80) and directly south of Boat Ramp Road. **(20 MILE BEND PUBLIC USE DEVELOPMENT)** (Control 1994-006)

Pages 504-528

Size: 200.60 acres ±

BCC District: 6

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Production Zoning District to the Public Ownership Zoning District.

MOTION: To adopt a resolution approving a Class B Conditional Use to allow a Gun Club, open.

MOTION: To recommend approval of a Development Order Amendment to add land area.

5. COMMISSIONER COMMENTS

6. DIRECTOR COMMENTS

7. ADJOURNMENT