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

**OCTOBER 5, 2006**

**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/REMANDS (Page 2 )**
- 3. CONSENT AGENDA (Page 3)**
- 4. REGULAR AGENDA (Pages 4-5)**
- 5. COMMISSIONER COMMENTS (Page 5)**
- 6. DIRECTOR COMMENTS (Page 5)**
- 7. ADJOURNMENT (Page 5)**

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

**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY, OCTOBER 5, 2006**

**1. CALL TO ORDER**

- A. Roll Call – 9:00 A.M.
- B. Opening Prayer, Pledge of Allegiance and Quasi-Judicial Notice

**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.

- 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, 6<sup>th</sup> Floor, 301 N. Olive Avenue, 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 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6<sup>th</sup> Floor, at 9:30 A.M. on Thursday, October 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/REMANDS**

**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)

Page 1

Size: 6 acres ±

BCC District: 5

MOTION: To postpone sixty (60) days to Thursday, December 7, 2006 (Applicant request).

**B. REMANDS**

- 2. **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)

Page 2

Size: 3.94 acres ±

BCC District: 2

MOTION: To remand to the December 13, 2006, Development Review Officer meeting.

**END OF POSTPONEMENTS/REMANDS**

3. CONSENT AGENDA

A. ZONING APPLICATIONS – CONSENT

3. **Z/CA2006-503** Title: Resolution approving an Official Zoning Map Amendment application of Four Brothers Recycling, Inc., by Urban Land Consulting, Agent. Request: Rezoning from the Light Industrial (IL) Zoning District to the General Industrial (IG) Zoning District. Title: Resolution approving a Class A Conditional Use application of Four Brothers Recycling, Inc., by Urban Land Consulting, Agent. Request: To allow a salvage or junkyard. General Location: Approximately 850 feet north of Southern Boulevard on the west side of Benoist Farms Road. **(FOUR BROTHERS RECYCLING)** (Control 2003-039)

Pages 3-17

Size: 15.53 acres ±

BCC District: 6

MOTION: To recommend approval of an Official Zoning Map Amendment from the Light Industrial Zoning District to the General Industrial Zoning District.

MOTION: To recommend approval of a Class A Conditional Use to allow a salvage or junkyard.

– END OF CONSENT AGENDA –

## - START OF REGULAR AGENDA -

## 4. REGULAR AGENDA

## A. PREVIOUSLY POSTPONED ITEMS

4. **DOA/W2006-180** Title: Resolution approving a Development Order Amendment application of Charlse 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 the master plan and add units. Title: Resolution approving a Waiver application of Charlse Watt Communities IV, Inc., by Land Design South, Inc., Agent. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Approximately 0.25 north and west of the intersection of Palmetto Park Road and Lyons Road. **(BOCA LAGO PUD) (Control 1973-036)**

Pages 18-60

Size: 546.5 acres  $\pm$   
(24.53 affected acres  $\pm$ )

BCC District: 5

MOTION: To recommend approval of a Development Order Amendment to re-designate land use from government service area and recreational to residential; to reconfigure the master plan and add units.

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

## B. ZONING APPLICATIONS

5. **DOA/W2005-1698** Title: Resolution approving a Development Order Amendment application of Boca Raton Associates, VI, LLLP, by Kilday & Associates, Inc., Agent. Request: To re-configure the master plan. Title: Waiver. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Bound east and west by Florida's Turnpike and Lyons Road and bound north and south by the Lake Worth Drainage District (LWDD) 37 and 38 Canals. **(DUBOIS AGR PUD) (2004-250)**

Pages 61-92

Size: 722.64 acres  $\pm$

BCC District: 3 & 5

MOTION: To recommend approval of a Development Order Amendment to re-configure the master plan.

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

6. **PDD/DOA2006-505** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development (PDD) District application of American Equities, Ltd., No 6, International Trade Center, LLC, by Broad and Cassel, Agent. Request: Rezoning from the Light Industrial (IL) Zoning District to the Planned Industrial Park Development (PIPD) District. Title: Resolution approving a Development Order Amendment application of American Equities, Ltd., No 6, International Trade Center, LLC, by Broad and Cassel, Agent. Request: To add land area (80 acres), reconfigure master plan, re-designate land uses add access and extend build out date. Request: Substantial Deviation Determination. General Location: Located on the north side of Beeline Highway and the east side of Seminole Pratt Whitney Road. **(FLORIDA RESEARCH PARK aka PALM BEACH PARK OF COMMERCE)**. (Control 1981-190)

Pages 93-152

Size: 1,323.00 acres ±

BCC District: 1

MOTION: To recommend approval of an Official Zoning Map Amendment from the Light Industrial Zoning District to the Planned Industrial Park Development District.

MOTION: To recommend approval of a Development Order Amendmend to add land area (80 acres), reconfigure master plan, redesignate land uses and extend build out date.

MOTION: Substantial Deviation Determination.

7. **Z2006-511** 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) District. General Location: Approximately 1,100 feet north of Yamato Road on the west side of State Road 7/US441. **(WEST BOCA LIBRARY)** (Control 2006-174)

Pages 153-166

Size: 21.34 acres ±

BCC District: 5

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

5. **COMMISSIONER COMMENTS**

6. **DIRECTOR COMMENTS**

7. **ADJOURNMENT**