

Tony Masilotti, Chairman  
Addie L. Greene, Vice Chairperson  
Karen T. Marcus  
Jeff Koons  
Warren H. Newell  
Mary McCarty  
Burt Aaronson



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

---

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

**SEPTEMBER 7, 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 (Page 2)**

**3. CONSENT AGENDA (Page 3)**

**4. REGULAR AGENDA (Page 4)**

**5. COMMISSIONER COMMENTS (Page 5)**

**6. DIRECTOR COMMENTS (Page 5)**

**7. ADJOURNMENT (Page 5)**

Web address: [www.pbcgov.com/pzb/](http://www.pbcgov.com/pzb/)

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

**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY, SEPTEMBER 7, 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 **Tuesday, September 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. **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 thirty (30) days to Thursday, October 5, 2006 (Applicant request).

**END OF POSTPONEMENTS**

3. CONSENT AGENDA

A. ZONING APPLICATIONS – CONSENT

– END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. PREVIOUSLY POSTPONED ITEMS

- 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)

Pages 2-21

Size: 3.93 acres ±

BCC District: 2

MOTION: To recommend approval of a Class A Conditional Use to allow vehicle sales and rental and general repair and maintenance.

- 3. **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)

Pages 22-56

Size: 18.98 acres ±

BCC District: 1

MOTION: To recommend approval of a Class A Conditional Use to allow a place of worship.

- 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 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 57-95

Size: 24.53 acres ±

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 master plan and add units.

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

**5. COMMISSIONER COMMENTS**

**6. DIRECTOR COMMENTS**

**7. ADJOURNMENT**