

Board of County Commissioners

Addie L. Greene, Chairperson
Jeff Koons, Vice Chair
Karen T. Marcus
Warren H. Newell
Mary McCarty
Burt Aaronson
Jess R. Santamaria
561-233-5165

County Administrator
Robert Weisman

Department of Planning, Zoning & Building
2300 N. Jog Road
West Palm Beach, FL 33411
Phone: 561-233-5200

Fax:



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

AMENDMENTS TO THE AGENDA

MAY 24, 2007

AGENDA ITEM #
PAGE #

APPLICATION/CHANGE

WITHDRAWALS

8. **SR 2001-026 – HOFFMAN SUBDIVISION**
Page 14

AMENDMENTS TO THE AGENDA

1. **Z/CA2006-022 – COLONIAL LAKES**

Amend motion to read as follows:

MOTION: To postpone to July 26, 2007. (Requested by the applicant)

13. **DOA/EAC2007-052 – VILLA PALMA PROFESSIONAL PARK**
Page 60

Add Planning Conditions 1, 2 and 3 to read as follows:

1. Prior to final site plan certification by the Development Review Committee (DRC), the notation on the site plan showing a possible future cross access point to the parcel to the east of the site shall be amended to read "potential vehicular and pedestrian cross access to be paved to the property line". (DRC:PLANNING) (Previous Condition L.1 of Resolution 2003-322, Control 2002-053) [NOTE: COMPLETED]
2. Prior to site plan certification by the Development Review Committee (DRC), the petitioner shall record a cross access easement from the subject property to the parcel to the east in a form acceptable to the County Attorney. (DRC: COUNTY ATTY - Planning) (Previous Condition L.2 of Resolution 2003-322, Control 2002-053) [NOTE: COMPLETED]

3. Prior to the issuance of a certificate of occupancy, the petitioner shall pave a vehicular and pedestrian cross access point to include shade trees to the edge of the eastern property line at the location shown on the final certified site plan that will read "potential vehicular and pedestrian cross access to be paved to the property line." (CO: MONITORING - Planning) Previous Condition L.3 of Resolution 2003-322, Control 2002-053) (CO: MONITORING - Planning) [NOTE: COMPLETED]

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

MAY 24, 2007

**THURSDAY
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/WITHDRAWALS/REMANDS (Pages 1-2)**

- 3. CONSENT AGENDA (Pages 3-4)**
 - o Staff
 - o Board
 - o Public

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

- 5. DIRECTOR COMMENTS (Page 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
BOARD OF COUNTY COMMISSIONERS**

MAY 24, 2007

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

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)

N/A

Size: 9.84 acres ±

BCC District: 2

MOTION: None required. (Postponed by the Zoning Commission to June 28, 2007)

- 2. **Z/DOA2006-185** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Family Bedner, by Jon E. Schmidt & Associates, Agent. Request: Rezoning from the Specialized Commercial (CS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Development Order Amendment application of Family Bedner, by Jon E. Schmidt & Associates, Agent. Request: To add land area. General Location: Northeast corner of Boynton Beach Boulevard and Lawrence Road. **(BOYNTON & LAWRENCE OFFICE MUPD)** (Control 1981-219)

Page 1

Size: 3.703 acres ±

BCC District: 3

MOTION: To postpone to June 28, 2007. (Requested by the Applicant)

3. **CA/TDR2006-1555** Title: Resolution approving a Class A Conditional Use application of Vivendi Homes, LLC, by Ruden, McClosky, Agent. Request: To allow the Transfer of Development Rights for 9 units. General Location: Approximately 300 feet east of Kirk Road on the south side of Melaleuca Lane. **(VIVENDI)** (Control 2000-111)

N/A

Size: 3.50 acres ±

BCC District: 3

MOTION: None required. (Postponed by the Zoning Commission to July 26, 2007)

B. WITHDRAWALS

C. REMANDS

4. **DOA2007-049** Title: Resolution approving a Development Order Amendment application of Kabbalah Learning Center Inc. by Gentile, Holloway, O'Mahoney & Associates, Agent. Request: To delete a condition of approval. General Location: Approximately 0.33 miles West of the intersection of Palmetto Park Road and the Florida's Turnpike. **(KABBALAH LEARNING CENTER)** (Control 1997-094)

N/A

Size: 2.63 acres ±

BCC District: 5

MOTION: None required. (Zoning Commission remanded to the June 13, 2007 Development Review Officer meeting)

5. **Z/CA2006-1933** Title: Resolution approving an Official Zoning Map Amendment application of Gerlad Barbarito, by Colome & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Class A Conditional Use application of Gerlad Barbarito, by Colome & Associates, Inc., Agent. Request: To allow a Place of Worship. General Location: Southwest corner of SR 7/US441 and Yamato Road. **(ST. JOHN THE EVANGELIST EAST)** (Control 2006-555)

N/A

Size: 11.52 acres ±

BCC District: 5

MOTION: None required. Zoning Commission remanded to the June 13, 2007 Development Review Officer meeting

- END OF POSTPONEMENTS/WITHDRAWALS/REMANDS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. DISCLOSURES FOR THE CONSENT ITEMS

C. STATUS REPORTS

6. **SR 1998-066.2** Status Report for Resolution R-1999-0701 (Petition 1998-066), the petition of Lake Worth 7th Day Adventist Church. Property owner: Florida Conference Association of Seventh-day Adventist. General Location: Northwest corner of Kirk Road and Melaleuca Lane. Zoning District: Multiple Family Residential (Medium Density) with a Class A Conditional Use for a church or place of worship. (**LAKE WORTH 7TH DAY ADVENTIST CHURCH**)

Pages 2-7

Size: 3.18 acres ±

BCC District: 3

MOTION: To approve a time extension until February 27, 2009, for Resolution R-1999-0701.

7. **SR 1999-045** Status Report for Resolutions R-1999-2064 and R-1999-2065 (Petition 1999-045), the petition of Gateway Community Church. Property owner: Gateway Community Church Inc. General Location: Approximately 0.4 miles north of Hypoluxo Road on the west side of Lawrence Road. Zoning District: Residential Single Family with a Class A Conditional to allow a church or place of worship. (**GATEWAY COMMUNITY CHURCH**)

Pages 8-13

Size: 5.2 acres ±

BCC District: 3

MOTION: To approve a time extension until February 3, 2009 for Resolutions R-1999-2064 and R-1999-2065.

8. **SR 2001-026** Status Report for Resolution R-2001-1670 (Petition 2001-026), the petition of Kevin McGinley. Property owner: John D. Andrica and Diane C. Andrica. General Location: Approximately 3,000 feet north of Roebuck Road on the east side of Loxahatchee River Road. Zoning District: Residential Transitional. (**HOFFMAN SUBDIVISION**)

Pages 14-19

Size: 0.5390 acres ±

BCC District: 1

MOTION: To approve a time extension until February 26, 2009 for Resolution R-2001-1670.

9. **SR 2003-033** Status Report for Resolutions R-2004-0731 and R-2007-0223 (Petition 2003-033), the petition of Communities Finance Company. Property owner: Communities Finance Company. General Location: Southwest corner of Donald Ross Road and Ellison Wilson Road. Zoning District: Residential Planned Unit Development. (**PARCEL 32 PUD**)

Pages 20-24

Size: 61.79 acres ±

BCC District: 1

MOTION: To approve a time extension until December 31, 2007, for Resolutions R-2004-0731 and R-2007-0223.

– 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. PREVIOUSLY POSTPONED STATUS REPORTS

10. **CR 1980-125** Status Report for Resolution R-2004-2432 (Petition 1980-125 Application 2004-223), the petition of 400 West Ontario. Property owner: Rocking Horse Estates LLC. General Location: Southwest corner of Northlake Boulevard and North Elizabeth Avenue. Zoning District: Residential Transitional. (**ROCKING HORSE SUBDIVISION**)

Pages 25-30

Size: 10.09 acres ±

BCC District: 1

MOTION: To approve a time extension until December 1, 2007 to comply with Condition E.5. of Resolution R-2004-2432.

D. STATUS REPORTS

11. **SR 2003-065** Status Report for Resolution R-2004-0400 (Petition 2003-065), the petition of Jason Ackner, CBS, Inc. Property owner: Summit Pines, LLC. General Location: 350 feet north and west of Military Trail and Summit Boulevard. Zoning District: Light Industrial with a Conditional Overlay Zone. (**SUMMIT PINES**)

Pages 31-36

Size: 2.0 acres ±

BCC District: 2

MOTION: To 1) approve a time extension until February 26, 2009 for Resolution R-2004-0400, and 2) revoke concurrency for the unbuilt square footage (15,962 sq. ft.) for Resolution No. R-2004-0400.

E. ZONING APPLICATIONS

12. **CA/TDR2006-733** Title: Resolution approving a Class A Conditional Use application of Brahmedo Persaud. Request: To allow for the Transfer of Development Rights for 8 units. General Location: Approximately 829 feet east of Haverhill Road on the north side of Dryden Road. **(DRYDEN APARTMENTS)** (Control 2006-253)

Pages 37-59

Size: 2.56 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Denial, 7-0.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow for a Transfer of Development Rights for 8 units.

13. **DOA/EAC2007-052** Title: Resolution approving a Development Order Amendment/Expedited Application Consideration application of Di Giardina, by Gentile, Holloway, O'Mahoney & Associates, Agent. Request: To modify a condition of approval. General Location: Approximately 320 feet west of Military Trail on the north side of Northlake Boulevard. **(VILLA PALMA PROFESSIONAL PARK)** (Control 2002-053)

Pages 60-78

Size: 2.31 acres ±

BCC District: 1

DISCLOSURE

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

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

5. DIRECTOR COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

6. COMMISSIONER COMMENTS

7. ADJOURNMENT