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

**SEPTEMBER 22, 2005**

**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 (Pages 1-3)**
  
- 3. CONSENT AGENDA (Pages 4-10)**
  - o Staff
  - o Board
  - o Public
  
- 4. REGULAR AGENDA (Pages 11-15)**
  
- 5. DIRECTOR COMMENTS (Page 15)**
  
- 6. COMMISSIONER COMMENTS (Page 15)**
  
- 7. ADJOURNMENT (Page 15)**

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

**AGENDA  
PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**SEPTEMBER 22, 2005**

**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/WITHDRAWALS**

**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)

N/A

Size: 0.98 acres ±

BCC District: 1

MOTION: None required (By right postponement to October 27, 2005).

- 2. **DOA2004-826** Title: Resolution approving a Development Order Amendment application of Mizner Trail Golf Club, Ltd., by Sanders Planning Group, P.A., Agent. Request: To re-designate land use from golf course to residential, add units, and add an access point. General Location: Northwest corner of SW 18th Street and Military Trail (**BOCA DEL MAR PUD**). (Control 1984-152)

N/A

Size: 43.29 acres ±

BCC District: 4

MOTION: None required (By right postponement to October 27, 2005).

3. **Z/CA2004-497** Title: Resolution approving an Official Zoning Map Amendment application of Bethel Temple of Lake Worth, by Land Research Management, 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 Bethel Temple of Lake Worth, by Land Research Management, Inc., Agent. Request: To allow a church or place of worship. General Location: Northwest corner of Lake Worth Road and Blanchette Trail (**BETHEL ASSEMBLY OF GOD**). (Control 2004-009)

N/A

Size: 18.26 acres ±

BCC District: 6

MOTION: None required (Postponed 30 days by the Zoning Commission to October 27, 2005).

4. **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)

N/A

Size: 9.49 acres ±

BCC District: 3

MOTION: None required (Postponed 30 days by the Zoning Commission to October 27, 2005).

5. **PDD/W2004-811** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of M/I Homes of West Palm Beach, LLC, by Julian Bryan & Associates, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Waiver application of M/I Homes of West Pam Beach, LLC, by Julian Bryan & Associates, Agent. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Northeast corner of West Atlantic Avenue and Florida's Turnpike (**ATLANTIC COMMONS PUD**). (Control 2004-525)

N/A

Size: 123.62 acres ±

BCC District: 5

MOTION: None required (Postponed 30 days by the Zoning Commission to October 27, 2005).

6. **CR 2000-011A/E1** Status Report for Resolution R-2002-1482 (Petition 2000-011A), the application of Marjorie and Paul Meloche. Property owners: Marjorie A. Meloche, Trust; Paul J. Meloche, Trust; Randy Meloche, Trust; K. Edelman, Trust; and Rick J. Meloche, Trust. General Location: Approximately 600 feet west of Haverhill Road on the north side of Lantana Road. Zoning District: Multiple Use Planned Development (**ABLE'S STORAGE CENTER**).

Pages 1-6

Size: 8.28 acres ±

BCC District: 3

MOTION: To postpone ninety (90) days to January 5, 2006 (Requested by the property owner).

7. **Z/COZ1976-101(A)** Title: Resolution approving an Official Zoning Map Amendment application of PBC BCC, Warren H. Newell, Chairman, by PBC Zoning Division, Agent. Request: Rezoning from Preservation/Conservation (PC) Zoning District to the Public Ownership (PO) Zoning District. General Location: Approximately 1,000 feet northeast of the Port of Palm Beach, approximately 1,500 feet due west of Lake Worth Inlet and approximately 0.1 mile south of Blue Heron Boulevard (**PEANUT ISLAND REZONING**).

Page 7

Size: 84 acres ±

BCC District: 1

MOTION: None required (By right postponement to March 23, 2006).

## B. WITHDRAWALS

8. **DOA2005-305** Title: Resolution approving a Development Order Amendment application of AT & T Corporation, by Moyle, Flanigan, Agent. Request: To modify/delete conditions of approval, reconfigure the site plan and add square footage. General Location: South of Glades Road on the west side of Boca Rio Road (**SPACE PLUS**). (Control 1997-032)

Page 8

Size: 3.0 acres ±

BCC District: 5

MOTION: None required.

– END OF POSTPONEMENTS/WITHDRAWALS –

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

9. **PDD2005-866** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of OK Ventures, LLC, by Jeff H. Iravani, Inc., Agent. Request: Rezoning from the Residential High Density (RH) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approximately 0.5 mile west of Haverhill Road at the terminus of Stacy Street (**HVERHILL ACRES PUD**). (Control 2005-103)

Pages 9-34

Size: 11.21 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Residential High Density Zoning District to the Residential Planned Unit Development District.

10. **PDD/R/TDR2003-079** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Windsor Place, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Mixed Use Planned Development (MXPDP) District. Title: Resolution approving a Requested Use application of Windsor Place, LLC, by Land Design South, Inc., Agent. Request: To allow the Transfer of Development Rights for 52 units and to designate this application as the receiving area. General Location: Northwest corner of Hypoluxo Road and Lyons Road (**WINDSOR PLACE MXPDP**). (Control 2003-079)

Pages 35-75

Size: 40.0 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, 5-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Mixed Use Planned Development District.

MOTION: To adopt a resolution approving a Requested Use to allow the Transfer of Development Rights for 52 units and to designate this application as the receiving area.

**C. ZONING PETITIONS**

11. **PDD/W2004-778** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of M/I Homes of West Palm Beach, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Waiver application of M/I Homes of West Palm Beach, LLC, by Land Design South, Inc., Agent. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Northeast corner of Woodwind Lane and State Road 7/US 441 (**WOODWIND PUD**). (Control 2004-524)

Pages 76-99

Size: 36.35 acres ±

BCC Districts: 2 & 6

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 5-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

MOTION: To adopt a resolution approving a Waiver to allow deviation from cul-de-sac and dead-end restrictions.

12. **DOA2005-023** Title: Resolution approving a Development Order Amendment application of Public Storage Inc., by Moyle, Flanigan, Agent. Request: To delete land area. General Location: Approximately 1,350 feet south of Glades Road on the west side of Boca Rio Road (**BOCA RIO CENTER**). (Control 1984-030)

Pages 100-116

Size: 10.10 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, 6-0.

MOTION: To adopt a resolution approving a Development Order Amendment to delete land area.

13. **DOA2005-024** Title: Resolution approving a Development Order Amendment application of AT&T Corporation, by Moyle, Flanigan, Agent. Request: To add land area and reconfigure the site plan. General Location: Approximately 1,350 feet south of Glades Road on the west side of Boca Rio Road (**SPACE PLUS**). (Control 1997-032)

Pages 117-133

Size: 4.79 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

MOTION: To adopt a resolution approving a Development Order Amendment to add land area and reconfigure the site plan.

14. **DOA/R2005-594** Title: Resolution approving a Development Order Amendment application of Auto Nation Imports of Palm Beach, Inc., by Ruden McClosky, Agent. Request: To reconfigure the site plan and modify conditions of approval. Title: Resolution approving a Requested Use application of Auto Nation Imports of Palm Beach, Inc., by Ruden McClosky, Agent. Request: To allow vehicle sales and rental. General Location: Approximately 0.5 mile east of Florida's Turnpike on the south side of Okeechobee Boulevard (**LEXUS OF PALM BEACH**). (Control 1975-072)

Pages 134-154

Size: 18.20 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan and modify conditions of approval.

MOTION: To adopt a resolution approving a Requested Use to allow vehicle sales and rental.

15. **PDD/W2005-021** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach Associates XIX, LLP, 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: Resolution approving a Waiver application of Boynton Beach Associates XIX, LLP, by Kilday & Associates, Inc., Agent. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Southwest corner of Boynton Beach Boulevard and Lyons Road (**LYONS WEST AGR-PUD**). (Control 2005-003)

Pages 155-193

Size: 929.75 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Reserve Zoning District to the Agricultural Reserve Planned Unit Development District.

MOTION: To adopt a resolution approving a Waiver to allow deviation from cul-de-sac and dead-end restrictions.

**D. PREVIOUSLY POSTPONED STATUS REPORTS**

16. **SR 1993-030.6** Status Report for Resolution R-93-1200 (Petition 1993-030), the application of Jim & Elsie Higgins. Property owner: Pinecrest Developers LTD, Co. General Location: Approximately 0.8 mile east of Jog Road on the south side of Melaleuca Lane. Zoning District: Residential Transitional (**HIGGINS SUBDIVISION**).

Pages 194-198

Size: 4.70 acres ±

BCC District: 2

MOTION: To exempt Resolution R-93-1200 from further Unified Land Development Code Article 2.E. review.

17. **CR 2004-327** Status Report for Resolution R-2005-0374 (Control Number 2004-327/Application Number 2004-447), the application of Steven Zeiger. Property owners: Steven & Nancy Zeiger. General Location: Approximately 350 feet south of Fredrick Small Road on the east side of Palmwood Road. Zoning District: Residential Transitional (**ZEIGER PROPERTY**).

Pages 199-203

Size: 2.3 acres ±

BCC District: 1

MOTION: To approve a time extension until June 1, 2006, to comply with Conditions E.1. and E.2. of Resolution R-2005-0374.



**E. STATUS REPORTS**

18. **SR 1981-152D.3** Status Report for Resolution R-98-1317 (Petition 1981-152D), the petition of Sunset Centres Ltd. Partnership. Property owners: Sunset Centres Outparcels and Sunset Centres Ltd. Partnership. General Location: Northeast corner of Boynton Beach Boulevard and Military Trail. Zoning District: General Commercial with a Special Exception for a Planned Commercial Development. Last BCC approval: Development Order Amendment to add a movie theater (requested use), reconfigure the site plan, add building square footage (+14,189), and add access (**BOYNTON TRAIL CENTRE**).

Pages 204-208

Size: 4.0 acres ±

BCC District: 3

MOTION: To approve a time extension until July 1, 2007, for Resolution R-98-1317.

19. **SR 1983-056C.2** Status Report for Resolutions R-91-1464 and R-91-1465 (Petition 1983-056(C)), the application of American Mortgage Investment, Inc. Property owners: West Boca Medical Center, Inc. and MH LLC. General Location: Approximately 0.5 mile south of Glades Road on the east side of State Road 7/US 441. Zoning District: Specialized High Commercial with a Special Exception to amend the site plan for West Boca Hospital to increase the square footage (**WEST BOCA MEDICAL CENTER**).

Pages 209-213

Size: 24.26 acres ±

BCC District: 5

MOTION: To approve a time extension until July 15, 2007, for Resolutions R-91-1464 and R-91-1465.

20. **SR 1997-034.3** Status Report for Resolution R-97-772 (Petition 1997-034), the application of Richard Moroso. Property owner: Moroso Motorcross Park, LLC. General Location: Approximately 0.3 miles south of Indiantown Road on the east side of Beeline Highway. Zoning District: Multiple Use Planned Development with an Arena (race track 3/8 mile) (**MOROSO CIRCLE TRACK**).

Pages 214-218

Size: 40.0 acres ±

BCC District: 1

MOTION: To approve a time extension until June 23, 2007, for Resolution R-97-772.

21. **SR 1997-085.4** Status Report for Resolutions R-1998-0005 and R-2003-0321 (Petitions 1997-085 and 1997-085A), the application of Meadowland Development Corporation. Property owner: Gateway Partners, LLC. General Location: Approximately 300 feet north of Le Chalet Boulevard on the east side of Haverhill Road and the west side of Military Trail. Zoning District: Residential Planned Unit Development with a church or place of worship (120 seats) (**GATEWAY GARDENS PUD**).

Pages 219-223

Size: 2.78 acres ±

BCC District: 3

MOTION: To approve a time extension until July 10, 2007, for Resolutions R-1998-0005 and R-2003-0321.

22. **SR 1999-022.3** Status Report for Resolutions R-2000-0006 and R-2000-007 (Petition 1999-022), the application of John Humphries. Property owner: John W. Humphries. General Location: Approximately 0.5 mile north of Northlake Boulevard on the east side of Alternate A1A. Zoning District: Commercial Low Office with a Class A Conditional Use to allow a medical/dental clinic (**HUMPHRIES DENTAL**).

Pages 224-228

Size: 0.35 acres ±

BCC District: 1

MOTION: To approve a time extension until July 10, 2007, for Resolutions R-2000-0006 and R-2000-007.

23. **CR 2001-075.2** Status Report for Resolution R-2001-0503 (Petition 2001-075), the application of the United States Postal Service. Property owner: United States Postal Service. General Location: Southeast corner of Coconut Boulevard and Northlake Boulevard. Zoning District: Public Ownership with a Conditional Overlay Zone (**NORTHLAKE POST OFFICE**).

Pages 229-233

Size: 11.25 acres ±

BCC District: 6

MOTION: To 1) approve a time extension until August 1, 2006, to comply with Condition E.2. of Resolution R-2001-0503, and 2) revoke concurrency reservation number 01-5001530-C (21,473 s.f. post office).

**F. FOGG SOUTH CONSERVATION EASEMENTS (PLANNING DIVISION)**

24. Summary: Article 3, Chapter E, section 2.F.3.h.2 of the Code and Future Land Use Element Policy 1.5.1-j of the Comp Plan require a conservation easement when an AgR-PDD project is developed. The owner of the property to be designated as the Preservation Area grants the easement to the County (the grantee), thereby restricting the property to those agricultural, open space, and environmental preservation purposes allowed under the Code and Comp Plan. The grantor has requested language that deviates from the approved Conservation Easement form. This language includes the addition of two paragraphs (Public Roadway Utility/Drainage Easements or Lake Worth Drainage District (LWDD) when LWDD is not a Grantee to the Conservation Easement). Because this language differs from the approved Conservation Easement form, these easements require separate approval.

Pages 234-256

BCC Districts: 3 & 5

Staff Recommendation: To approve: three (3) Conservation Easements required by the Palm Beach County Unified Land Development Code (the "Code") and Comprehensive Plan ("Comp Plan") on preserve areas associated with an Agricultural Reserve Planned Development District ("AgR-PDD") known as Fogg South/Canyon Springs project within the Agricultural Reserve.

MOTION: Approve: three (3) Conservation Easements required by the Palm Beach County Unified Land Development Code (the "Code") and Comprehensive Plan ("Comp Plan") on preserve areas associated with an Agricultural Reserve Planned Development District ("AgR-PDD") known as Fogg South/Canyon Springs project within the Agricultural Reserve.

**G. CORRECTIVE RESOLUTION**

25. Corrective Resolution: To correct the NOW, THEREFORE, clause of Resolution No. R-2005-1045 (**LAWRENCE MARKET**). (Control 2004-251)

Pages 257-258

BCC District: 3

MOTION: To adopt a resolution to correct the NOW, THEREFORE, clause of Resolution No. R-2005-1045.

**– END OF CONSENT AGENDA –**

## – START OF REGULAR AGENDA –

## 4. REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. PREVIOUSLY POSTPONED STATUS REPORTS

26. **SR 1975-069G** Status Report for Resolution R-2001-0430 (Petition 1975-069G), the application of Wal-Mart Stores, Inc. Property owner: Herrick Holdings, LTD; Walmart Stores #8140; Michel P. Barberis; Krishna Realty, Inc.; and Taco Bell America, Inc. General Location: Southeast corner of Seacrest Boulevard and Hypoluxo Road. Zoning District: General Commercial with a Special Exception to allow a large scale Community Commercial Shopping Center in excess of 50,000 square feet, including a motel, gasoline service station and financial institution (**SAM'S WHOLESALE CLUB**).

Pages 259-264

Size: 2.76 acres ±

BCC District: 7

MOTION: To adopt a resolution approving a Development Order Amendment to amend conditions of approval (delete square feet) in Resolution R-2001-0430.

## C. STATUS REPORTS

27. **SR 1992-007.7** Status Report for Resolutions R-1993-515 and R-1993-516 (Petition 1992-007), the application of Shirley K. Bernstein and Ann K. Schulman. Property owner: Morningstar Nursery, Inc. General Location: Northeast corner of Hypoluxo Road and Military Trail. Zoning District: Community Commercial with a Special Exception for a Planned General Commercial Development, including a fast food restaurant with drive-thru window, auto service station (automatic) and financial institution with 3 drive-up tellers (**LIPKINS PCD**).

Pages 265-270

Size: 7.92 acres ±

BCC District: 3

MOTION: To adopt a resolution 1) revoking Resolution R-1993-516, which approved a Special Exception for a Planned General Commercial Development, including a fast food restaurant with drive-thru window, auto service station (automatic) and financial institution with 3 drive-up tellers; 2) revoking Resolutions R-96-826, R-2000-1228, and R-2001-1354, which approved Development Order Amendments to amend conditions of approval; and 3) approving an Official Zoning Map Amendment from the Community Commercial Zoning District to the Single Family Residential Zoning District.

**D. SMALL SCALE LAND USE PLAN AMENDMENTS AND ZONING PETITION**

28. **SCA 2005-00001** Lake Wellington Professional Center, Inc. & Thomas V. Messier, by Basehart Consulting, Inc. Small Scale Land Use Amendment (SCA): Amend land use from Low Residential, 2 units per acre (LR-2) to Commercial Low, with an underlying 2 units per acre (CL/2). General Location: Approximately 1,400 feet east of Lyons Road on the south side of Lantana Road (**LANTANA/SHERBROOKE COMMERCIAL a.k.a. WESTERN RETAIL CENTER**).

Pages 271-313

Size: 2.25 acres ±

BCC District: 3

Staff Recommendation: Denial of the requested future land use change from LR-2 to CL/2.

LPA Recommendation: Denial of the requested future land use change from LR-2 to CL/2 (6-6 vote).

MOTION: To deny the proposed amendment from LR-2 to CL/2.

29. **PDD2004-589** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Lake Wellington Professional Center, Inc., by Basehart Consulting, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) and the General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) District. General Location: Approximately 1,400 feet east of Lyons Road on the south side of Lantana Road (**WESTERN RETAIL CENTER**). (Control 2004-354)

Pages 314-336

Size: 4.82 acres ±

BCC District: 3

Staff Recommendation: Denial.

Zoning Commission Recommendation: Approved as amended, 5-1.

MOTION: To adopt a resolution denying an Official Zoning Map Amendment from the Agricultural Residential and the General Commercial Zoning Districts to the Multiple Use Planned Development District.

**E. ROUND 05-MINTO DRI RELATED LAND USE PLAN AMENDMENT AND ZONING PETITION**

30. **LGA 2005-00030** Palm Beach County, by Craig S. Unger, P.E., Minto Communities, Inc. Round 05-Minto Land Use Amendment: Amend land use from Conservation (CON) to Low Residential, 2 units per acre (LR-2) with a condition. General Location: Approximately 1,950 feet west of State Road 7/US 441 on the north side of Okeechobee Boulevard (**MINTO/FOX PROPERTY AMENDMENT** a.k.a. **MINTO OKEECHOBEE PUD**).

Pages 337-366

Size: 250.52 acres ±

BCC District: 6

Staff Recommendation: Approval of the requested future land use change from CON to LR-2, with a condition.

LPA Recommendation: Approval of the requested future land use change from CON to LR-2, with a condition (8-0 vote).

BCC Transmittal Action: To transmit the proposed amendment as recommended by staff (5-0 vote).

Motion: To adopt an ordinance approving the request for a future land use change from CON to LR-2, with a condition.

31. **DOA/PDD/W2005-475** Request: Substantial Deviation Determination. Title: Resolution approving a Development Order Amendment application of Minto Communities, Inc. Request: To modify/delete conditions of approval and modify the master plan. Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Minto Communities, Inc. Request: Rezoning from Single Family Residential (RS) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Waiver application of Minto Communities, Inc. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Approximately 1,950 feet west of State Road 7/US 441 on the north side of Okeechobee Boulevard (**MINTO OKEECHOBEE PUD**). (Control 1974-081)

Pages 367-411

Size: 250.52 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

MOTION: The request is not a Substantial Deviation.

MOTION: To adopt a resolution approving a Development Order Amendment to modify/delete conditions of approval and modify the master plan.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Single Family Residential Zoning District to the Residential Planned Unit Development District.

MOTION: To adopt a resolution approving a Waiver to allow deviation from cul-de-sac and dead-end restrictions.



**F. PREVIOUSLY POSTPONED ZONING PETITIONS**

32. **PDD/W2004-658** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Anasca Communities, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Waiver application of Anasca Communities, LLC, by Land Design South, Inc., Agent. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Northwest corner of Hagen Ranch Road and Atlantic Avenue (**TERRA NOVA PUD**). (Control 2004-456)

Pages 412-442

Size: 93.67 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendations: PDD - Approved as amended, 5-1; W – Approved as advertised, 6-0.

MOTION: To adopt a resolution approving the abandonment of a Special Exception to allow a Commercial Sales and Service Center for Farm-Related Equipment only granted by Resolution R-79-351.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

MOTION: To adopt a resolution approving a Waiver to allow deviation from cul-de-sac and dead-end restrictions.

33. **PDD2004-660** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Anasca Communities, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Northwest corner of Hagen Ranch Road and Atlantic Avenue (**TERRA NOVA MUPD**). (Control 2004-457)

Pages 443-467

Size: 17.99 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Multiple Use Planned Development District.

**G. ZONING PETITIONS**

**REGULAR AGENDA**

34. **DOA2005-501** Title: Resolution approving a Development Order Amendment application of Summit Christian School, by Dennis P. Koehler, P.A., Agent. Request: To add land area, add square footage, reconfigure the site plan, and modify a condition of approval. General Location: Southeast corner of Summit Boulevard and Haverhill Road (**SUMMIT CHRISTIAN SCHOOL**). (Control 1986-114)

Pages 468-491

Size: 26.67 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

MOTION: To adopt a resolution approving a Development Order Amendment to add land area, add square footage, reconfigure the site plan, and modify a condition of approval.

35. **PDD2004-656** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Harland Properties, Jimmy Boyd, and Palm Beach Holdings 2002, LLC, by Levy Kneen Mariana, Agent. Request: Rezoning from the Multifamily Residential (RM) and the General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) District. General Location: Approximately 0.25 mile west of Military Trail on the north side of Okeechobee Boulevard (**LOWES HOME IMPROVEMENT CENTER WEST PALM BEACH**). (Control 2004-454)

Pages 492-523

Size: 21.66 acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 6-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Multifamily Residential and the General Commercial Zoning Districts to the Multiple Use Planned Development District.

**5. DIRECTOR COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

36. [Request for ULDC Amendments](#) to Fast Food Restaurant Location Criteria

Pages 524-525

**C. PLANNING DIRECTOR**

**6. COMMISSIONER COMMENTS**

**7. ADJOURNMENT**