

**Board of County Commissioners**

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**County Administrator**

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

**MAY 1, 2003**

**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. COMMISSIONER COMMENTS (Page 1)**
  
- 3. POSTPONEMENTS (Page 1)**
  
- 4. CONSENT AGENDA (Page 2)**
  
- 5. REGULAR AGENDA (Pages 3-4)**
  
- 6. DIRECTOR COMMENTS (Page 4)**
  
- 7. COMMISSIONER COMMENTS (Page 4)**
  
- 8. ADJOURNMENT (Page 4)**

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**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY MAY 1, 2003**

**1. CALL TO ORDER**

- A. Roll Call – 9:00 A.M.
- B. Opening Prayer and Pledge of Allegiance.
- 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, 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 in this room at 9:30 A. M. on **Thursday, May 22, 2003**, 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. COMMISSIONER COMMENTS**

**3. POSTPONEMENTS**

**- END OF POSTPONEMENTS**

4. CONSENT AGENDA
  - A. REQUESTS TO PULL ITEMS FROM CONSENT
  - B. ZONING PETITIONS – CONSENT

- END OF CONSENT AGENDA -

## - START OF REGULAR AGENDA -

## 5. REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. PREVIOUSLY POSTPONED ITEMS

1. **PDD2002-037** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Ronald Mastroianni & David Moscarelli by Robert Bentz, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approx. 330 feet west of Florida's Turnpike on the south side of Lake Worth Rd. (**MASTROIANNI MUPD**).

Pages 1-22

Size: 9.15 acres ±

BCC District: 6

MOTION: To recommend denial of the request for a rezoning from the Agricultural Residential Zoning District to the Multiple Use Planned Development District.

2. **CA2002-017** Title: Resolution approving a Class A Conditional Use petition of Mackey Development by H. Burton Smith, Agent. Request: To allow a Voluntary Density Bonus. General Location: Approx. 600 feet west of Central Blvd. on the south side of Jupiter Gardens Blvd. (**MALLARDS COVE**).

Pages 23-43

Size: 3.63 acres ±

BCC District: 1

MOTION: To recommend approval of the request for a Voluntary Density Bonus.

## C. ZONING PETITIONS

3. **DOA1996-086A** Title: Resolution approving a Development Order Amendment petition of Symphony Builders by Jay Huebner, Agent. Request: To reconfigure site plan and to modify/delete conditions of approval. General Location: Southwest corner of Simms Rd. and Aspen Ridge Cir. (**DELRAY CO-HOUSING (AKA SYNERGY CO-HOUSING)**).

Pages 44-69

Size: 3.53 acres ±

BCC District: 5

MOTION: To recommend approval of the request to reconfigure site plan.

MOTION: To recommend approval of the request to modify/delete the voluntary density bonus conditions of approval.

4. **CA2002-057** Title: Resolution approving a Class A Conditional Use petition of First Holiness Church of the Living God, No. 3 by Kevin McGinley, Agent. Request: To allow a church or place of worship. General Location: Approx. 0.3 mile east of "F" Rd. on the south side of Okeechobee Blvd. (**FIRST HOLINESS CHURCH OF THE LIVING GOD**).

Pages 70-90

Size: 5.0 acres  $\pm$

BCC District: 6

MOTION: To recommend approval of the request to allow a church or place of worship.

6. **DIRECTOR COMMENTS**
7. **COMMISSIONER COMMENTS**
8. **ADJOURNMENT**