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

**AUGUST 5, 2004**

**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/WITHDRAWALS (Page1 )**

**3. CONSENT AGENDA (Page 2)**

**4. REGULAR AGENDA (Pages 3-5)**

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

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

**7. ADJOURNMENT (Page 5)**

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AGENDA  
PALM BEACH COUNTY ZONING COMMISSION

THURSDAY, AUGUST 5, 2004

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, August 26, 2004, 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. [CA/DOA1986-064B](#) Title: Resolution approving a Class A Conditional Use petition of Holy Spirit Lutheran Church, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To allow a private school. Title: Resolution approving a Development Order Amendment petition of Holy Spirit Lutheran Church, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To reconfigure site plan and add square footage. General Location: Approx. 0.6 mile south of Donald Ross Rd. on the west side of Ellison Wilson Rd. (**HOLY SPIRIT LUTHERAN CHURCH**).

Page 1

Size: 5.25 acres ±

BCC District: 1

MOTION: To postpone thirty (30) days to Thursday, September 2, 2004, (petitioner requested).

**- END OF POSTPONEMENTS**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

2. **DOA2004-302** Title: Resolution approving a Development Order Amendment petition of Atlantic Retail LLC, by Ruden McClosky, Agent. Request: To modify/delete a condition of approval. General Location: Southeast corner of Atlantic Ave. and Jog Rd. (**RBC CENTURA BANK**).

Pages 2-23

Size: 2.79 acres ±

BCC District: 5

MOTION: To recommend approval of a Development Order Amendment to modify/delete a condition of approval.

3. **DOA1996-019A** Title: Resolution approving a Development Order Amendment petition of All Star Kids Early Learning Ctr., Inc., by Miller Land Planning Consultants, Inc., Agent. Request: To add square footage and reconfigure site plan. General Location: Southwest corner of 143rd Dr. and Orange Blvd. (**ALL STAR KIDS LEARNING CTR.**).

Pages 24-41

Size: 2.0 acres ±

BCC District: 6

MOTION: To recommend approval of a Development Order Amendment to add square footage and reconfigure site plan to a previously approved Class A Conditional Use to allow a daycare, general.

- END OF CONSENT AGENDA -

## - START OF REGULAR AGENDA -

## 4. REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. PREVIOUSLY POSTPONED ITEMS

4. **DOA1992-048C** Title: Resolution approving a Development Order Amendment petition of Muslim Community Center, by Tasnim Uddin & Assoc. Int'l, Inc., Agent. Request: To add land area for off-site parking and to modify a condition of approval. General Location: Approx. 300 feet east of Haverhill Rd. on the north and south sides of Purdy Ln. (**MUSLIM COMMUNITY CENTER**).

Pages 42-65

Size: 4.98 acres ±

BCC District: 2

MOTION: To recommend approval of a Development Order Amendment to add land area for off-site parking and to modify a condition of approval to a previously approved Class A Conditional Use to allow a place of worship.

## C. ZONING PETITIONS

5. **DOA1985-089C** Title: Resolution approving a Development Order Amendment petition of Belvedere Isles Developers, Inc., by Land Design South, Agent. Request: To delete land area. General Location: Northwest corner of Golden Lakes Blvd. and Belvedere Rd. (**GOLDEN LAKES VILLAGE PUD SECTION 18**).

Pages 66-78

Size: 18.18 acres ±

BCC District: 2

MOTION: To recommend approval of a Development Order Amendment to delete land area from a previously approved Special Exception for a Planned Unit Development.

6. **PDD2003-090** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Dorismae Kerns & Charles Warwick III, by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) and Residential Single Family (RS) Zoning Districts to the Residential Planned Unit Development (PUD) District. General Location: Northwest corner of Belvedere Rd. and Golden Lakes Blvd. (**BELVEDERE ISLES II PUD**).

Pages 79-99

Size: 25.58 acres ±

BCC District: 2

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential and Residential Single Family Zoning Districts to the Residential Planned Unit Development District.

7. **PDD/R/TDR2003-105** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Colson & Colson Construction Co., by Miller Land Planning Consultants, Inc., Agent. Request: Rezoning from the Multiple Use Planned Development (MUPD) District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Requested Use petition of Colson & Colson Construction Co., by Miller Land Planning Consultants, Inc., Agent. Request: To allow a Congregate Living Facility, Type III. Title: Resolution approving a Transfer of Development Rights petition of Colson & Colson Construction Co., by Miller Land Planning Consultants, Inc., Agent. Request: To allow the Transfer of Development Rights for 8 units and to designate this petition as the receiving area. General Location: Approx. 0.25 mile north of Gateway Blvd. on the east side of Military Tr. (**SOUTH WIND HEIGHTS**).

Pages 100-128

Size: 6.21 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment from the Multiple Use Planned Development District to the Residential Planned Unit Development District.

MOTION: To recommend approval of a Requested Use to allow a Congregate Living Facility, Type III.

MOTION: To recommend approval of a Transfer of Development Rights request to allow for the Transfer of Development Rights for 8 units and to designate this petition as the receiving area.

8. **PDD2003-074** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of AMKBJ Partners Ltd. & Tuttle Land Holding Corp., by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approx. 1,572 feet east of SR 7/US 441 on the south side of Pioneer Rd. (**PIONEER TRAIL PUD**).

Pages 129-150

Size: 38.5 acres ±

BCC District: 6

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

9. **Z2004-017** Title: Resolution approving an Official Zoning Map Amendment petition of Victor & Eloisa Gonzalez, by John T. Paxman, PA, Agent. Request: Rezoning from the Neighborhood Commercial (CN) and Multifamily Residential (RM) Zoning Districts to the General Commercial (CG) Zoning District. General Location: Southwest corner of Lake Worth Rd. and Price St. (**TACOS AL CARBON**).

Pages 151-168

Size: .24 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment from the Neighborhood Commercial and Multifamily Residential Zoning Districts to the General Commercial Zoning District with a Conditional Overlay Zone.

10. **PDD2004-232** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Ascot Development, by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. General Location: Approx. 700 feet north of Atlantic Ave. on the east side of SR 7/US 441 (**ASCOT DEVELOPMENT PUD**).

Pages 169-204

Size: 330.60 acres ±

BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Reserve Zoning District to the Agricultural Reserve Planned Unit Development District.

5. **COMMISSIONER COMMENTS**

6. **DIRECTOR COMMENTS**

7. **ADJOURNMENT**