

Tony Masilotti, Chairman  
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**ORDER OF BUSINESS  
ZONING COMMISSION  
PALM BEACH COUNTY, FLORIDA**

**DECEMBER 3, 2004**

**FRIDAY  
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 (Pages 1-2)**
  
- 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**

**FRIDAY, DECEMBER 3, 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 the McEaddy Conference Room, 301 N. Olive Avenue, West Palm Beach, FL, at 9:30 A. M. on Thursday, January 6, 2005, 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/WITHDRAWALS**

**A. POSTPONEMENTS**

**B. WITHDRAWALS**

1. **Z/DOA/CA1988-006A** Title: Resolution approving an Official Zoning Map Amendment petition of Maria Romanelli Trust, by Richard W. Carlson, Jr., Esq., Agent. Request: Rezoning from the Single Family Residential (RS) and the Specialized Commercial (CS) Zoning Districts to the Commercial Low Office (CLO) Zoning District. Title: Resolution approving a Development Order Amendment petition of Maria Romanelli Trust, by Richard W. Carlson, Jr., Esq., Agent. Request: To add land area and add square footage to a Special Exception to permit a Planned Office Business Park. Title: Resolution approving a Class A Conditional Use petition of Maria Romanelli Trust, by Richard W. Carlson, Jr., Esq., Agent. Request: To allow a medical office. General Location: Approximately 300 feet west of Ohio Road on the south side of Lake Worth Road (**ROMANELLI OFFICE EXPANSION**).

Page 1

Size: 1.36 acres ±

BCC District: 6

MOTION: None required.

- END OF POSTPONEMENTS/WITHDRAWALS

**3. CONSENT AGENDA**

**A. REQUESTS TO PULL ITEMS FROM CONSENT**

**B. ZONING PETITIONS – CONSENT**

- END OF CONSENT AGENDA –

## - START OF REGULAR AGENDA -

## 4. REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. PREVIOUSLY POSTPONED ITEMS

2. [Z/CA/TDR2003-086](#) Title: Resolution approving an Official Zoning Map Amendment petition of ZHK LLC, by Urban Design Studio, 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 petition of ZHK LLC, by Urban Design Studio, Agent. Request: To allow the Transfer of Development Rights for 13 units and to designate this petition as the receiving area. General Location: Approximately 3,000 feet south of Hypoluxo Road and 1 mile west of Military Trail (**BOYNTON GOLF ESTATES**).

Pages 2-25

Size: 8.78 acres ±

BCC District: 3

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

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

3. [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: Approximately 0.6 of a mile south of Donald Ross Road on the west side of Ellison Wilson Road (**HOLY SPIRIT LUTHERAN CHURCH**).

Pages 26-56

Size: 5.25 acres ±

BCC District: 1

MOTION: To recommend approval of a Class A Conditional Use to allow a private school.

MOTION: To recommend approval of a Development Order Amendment to reconfigure site plan and add square footage.

4. **Z2004-225** Title: Resolution approving an Official Zoning Map Amendment petition of Palm Beach County, by PBC Facilities Development & Operations, Agent. Request: Rezoning from the Neighborhood Commercial (CN) and the Multifamily Residential (RM) Zoning Districts to the Public Ownership (PO) Zoning District. General Location: Southwest corner of Lake Worth Road and Coconut Road (**MID-COUNTY CENTER**).

Pages 57-75

Size: 12.88 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment from the Neighborhood Commercial and the Multifamily Residential Zoning Districts to the Public Ownership Zoning District.

### C. ZONING PETITIONS

5. **Z2004-496** Title: Resolution approving an Official Zoning Map Amendment petition of Seminole Improvement District, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District. General Location: Approximately 0.8 mile east of Seminole Pratt Whitney Road and approximately 0.6 mile north of Persimmon Boulevard (**SEMINOLE IMPROVEMENT DISTRICT**).

Pages 76-93

Size: 40 acres ±

BCC District: 6

MOTION: To recommend denial of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Public Ownership Zoning District.

6. **CA2004-444** Title: Resolution approving a Class A Conditional Use petition of Central Baptist Church, by Land Research Management, Inc., Agent. Request: To allow a church or place of worship and a general daycare. General Location: Approximately 0.2 of a mile east of Military Trail on the south side of Gun Club Road (**CENTRAL BAPTIST CHURCH**).

Pages 94-108

Size: 4.43 acres ±

BCC District: 2

MOTION: To recommend approval of a Class A Conditional Use to allow a church or place of worship and a general daycare.

7. **PDD/R2004-221** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of StorAll Limited, by Miller Land Planning Consultants, Inc., Agent. Request: Rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) District. Title: Resolution approving a Requested Use petition of StorAll Limited, by Miller Land Planning Consultants, Inc., Agent. Request: To allow self-service storage facility. General Location: Approximately 0.25 mile west of the Florida's Turnpike and 570 feet north of Glades Road (**GLADES STORALL**).

Pages 109-128

Size: 4.0 acres ±

BCC District: 5

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

MOTION: To recommend approval of a Requested Use to allow self-service storage facility.

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