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

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

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**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY, JULY 1, 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, July 22, 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, August 5, 2004 (petitioner requested).

2. [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 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. Title: Resolution approving a Class A Conditional Use petition of Maria Romanelli Trust, by Richard W. Carlson, Jr., Esq., Agent. Request: To allow medical office use. General Location: Approx. 300 feet west of Ohio Rd. on the south side of Lake Worth Rd. (**ROMANELLI OFFICE EXPANSION**).

Pages 2-30

Size: 1.36 acres ±

BCC District: 6

MOTION: To postpone sixty (60) days to Thursday, September 2, 2004 (petitioner requested).

3. [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. Title: Resolution approving a Transfer of Development Rights petition of ZHK LLC, by Urban Design Studio, Agent. Request: To allow the Transfer of Development Rights for 18 units and to designate this petition as the receiving area. General Location: Approx. 3,000 feet south of Hypoluxo Rd. and one mile west of Military Tr. (**BOYNTON GOLF ESTATES**).

Page 31

Size: 8.78 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to Thursday, August 5, 2004 (petitioner requested) by right.

**- END OF POSTPONEMENTS**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

- 4. **Z/CA2004-021** Title: Resolution approving an Official Zoning Map Amendment petition of The Holiday Organization, by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District. Title: Resolution approving a Class A Conditional Use petition of The Holiday Organization, by Land Design South, Agent. Request: To allow townhouse units. General Location: Approx. 1,550 feet south of Hypoluxo Rd. on the east side of Military Tr. (**COLONY OAKS**).

Pages 32-53

Size: 9.63 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential Zoning District to the Single Family Residential Zoning District.

MOTION: To recommend approval of the request to allow townhouse units.

- 5. **Z2004-229** Title: Resolution approving an Official Zoning Map Amendment petition of PBC Facilities Development & Operations, by Melanie Borkowski, Agent. Request: Rezoning from the Multifamily Residential (RM) Zoning District to the Public Ownership (PO) Zoning District. General Location: Northeast corner of Purdy Ln. and Major Rd. (**PURDY LANE STATION**).

Pages 54-68

Size: 1.6 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a rezoning from the Multifamily Residential Zoning District to the Public Ownership Zoning District.

- END OF CONSENT AGENDA -

## - START OF REGULAR AGENDA -

## 4. REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. PREVIOUSLY POSTPONED ITEMS

6. **PDD2003-085** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Simsational Homes, LLC, by Miller Land Planning Consultants, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approx. 0.5 mile south of Lake Ida Rd. on the west side of Sims Rd. (**ASPEN GLEN PUD**).

Pages 69-91

Size: 11.85 acres ±

BCC District: 5

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

7. **PDD2004-014** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Gordon WPB, Inc., 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. 4,400 feet west of Haverhill Rd. on the south side of Belvedere Rd. (**FAIRWAY LAKE PUD**).

Pages 92-116

Size: 31.22 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential Zoning District to the Residential Planned Unit Development District.

## C. ZONING PETITIONS

8. **DOA1992-048C** Title: Resolution approving a Development Order Amendment petition of Muslim Community Church, 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 CHURCH**).

Pages 117-141

Size: 4.98 acres ±

BCC District: 2

MOTION: To recommend approval of the request to add land area for off-site parking and to modify a condition of approval.

9. **PDD2003-058** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Coral Lakes Apartments, by Richard W. Carlson, Jr., Esq., Agent. Request: Rezoning from the Residential Planned Unit Development (PUD) District to the Multiple Use Planned Development (MUPD) District. General Location: Approx. 600 feet north of Melaleuca Ln. on the west side of Congress Ave. (**CORAL LAKES CENTER**).

Pages 142-169

Size: 18.26 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a rezoning from the Residential Planned Unit Development District to the Multiple Use Planned Development District.

10. **DOA1988-023B** Title: Resolution approving a Development Order Amendment petition of Walker Investment Properties, LLC, by ZPR, Agent. Request: To modify a condition of approval and reconfigure site plan. General Location: Approx. 100 feet north of Palmarita Rd. on the east side of Congress Ave. (**DISCOUNT RENTAL (aka PALM BEACH KAWASAKI)**).

Pages 170-198

Size: 1.33 acres ±

BCC District: 3

MOTION: To recommend approval of the request to modify a condition of approval and reconfigure site plan.

11. **PDD1998-073(4)** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Herbert F. Kahlert & Karl A. Kahlert, by Kilday and Associates, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Southwest corner of Hagen Ranch Rd. and Boynton Beach Blvd. (**NEW ALBANY POD E**).

Pages 199-228

Size: 23.88 acres ±

BCC District: 5

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

12. **DOA2004-230** Title: Resolution approving a Development Order Amendment petition of Fox Property Venture, by Greenberg Traurig, Agent. Request: Substantial Deviation Determination. Request: To modify a DRI condition of approval. General Location: Approx. 250 feet west of SR 7 on the south side of Fox Trail Rd. (**FOX DRI SOUTH MUPD**).

Pages 229-252

Size: 9.27 acres ±

BCC District: 6

MOTION: The request is not a Substantial Deviation.

MOTION: To recommend approval of the request to modify a DRI condition of approval.

**5. COMMISSIONER COMMENTS**

**6. DIRECTOR COMMENTS**

**7. ADJOURNMENT**