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

JUNE 3, 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 (Pages 3-4)**

- 4. REGULAR AGENDA (Pages 5-6)**

- 5. COMMISSIONER COMMENTS (Page 7)**

- 6. DIRECTOR COMMENTS (Page 7)**

- 7. ADJOURNMENT (Page 7)**

Web address: www.pbcgov.com/pzb/

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, JUNE 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 this room at 9:30 A. M. on **Wednesday**, June 16, 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, July 1, 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**).

Page2

Size: 1.36 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to Thursday, July 1, 2004 (by right).

- END OF POSTPONEMENTS

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

- 3. **Z2003-094** Title: Resolution approving an Official Zoning Map Amendment petition of Mark A. & Susan L. Reinhold, by Boose, Casey, Ciklin, Lubitz, Martens, et al, Agent. Request: Rezoning from the Residential High Density (RH) Zoning District to the Residential Single Family (RS) Zoning District. General Location: Approx. 1,000 feet south of Church St. on the east side of Limestone Creek Rd. (**LIMESTONE CREEK RESIDENTIAL**).

Pages 3-19

Size: 1.64 acres ±

BCC District: 1

MOTION: To recommend approval of the request for a rezoning from the Residential High Density Zoning District to the Residential Single Family Zoning District with a Conditional Overlay Zone.

- 4. **Z2004-016** Title: Resolution approving an Official Zoning Map Amendment petition of PBC Facilities Development & Operations, by Melanie Borkowski, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District. General Location: SWC of Randolph Siding Rd. and Jupiter Farms Rd. (**JUPITER FARMS COMMUNITY PARK EXPANSION**).

Pages 20-35

Size: 36.83 acres ±

BCC District: 1

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

- 5. **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 36-55

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. STATUS REPORTS – CONSENT

6. **CR2001-010.2** Status Report for Resolution ZR-2001-005 (Petition 2001-010), the petition of Bank Atlantic. Property owner: Atlantic Federal Savings & Loan. Location: NEC of West Atlantic Ave. and Jog Rd. Current zoning/approval: Community Commercial with a Class B Conditional Use to allow an existing financial institution to add 3 drive-thru lanes. **(Bank Atlantic)**

Pages 56-59

Size: 1.03 acres ±

BCC District: 5

MOTION: To recommend approval of the time extension until August 15, 2004, to comply with Condition E.2 of Resolution ZR-2001-005.

7. **SR1999-011** Status Report for Resolution ZR-2000-0009 (Petition 1999-011), the petition of Everglades Farm Equipment Co. Property owner: Everglades Farm Equip Co. Location: Approx. 800 feet east of "F" Rd. on the north side of Southern Blvd. Current zoning: Rural Services with a Class B Conditional Use to allow agriculture sales and services use. **(Everglades Farm Equipment)**

Pages 60-65

Size: 22.12 acres ±

BCC District: 6

MOTION: To adopt a resolution revoking concurrency for 12,125 square feet from concurrency reservation #99-500951-C; and approve a Development Order Amendment to amend conditions of approval (Site Plan).

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

C. ZONING PETITIONS

8. **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 66-87

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.

9. **PDD/TDR2003-045** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of EB Developers, Inc., by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) and Residential Transitional Suburban (RTS) Zoning Districts to the Residential Planned Unit Development (PUD) District with an Optional Residential (OR) Pod. Title: Resolution approving a Transfer of Development Rights petition of EB Developers, Inc., by Land Design South, Agent. Request: To allow the Transfer of Development Rights for 36 units and to designate this petition as the receiving area. General Location: Approx. 0.75 mile north of Gateway Blvd. on the west side of Military Tr. (**COLONY LAKES PUD**).

Pages 88-116

Size: 37.01 acres ±

BCC District: 3

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

MOTION: To recommend approval of the request to allow the Transfer of Development Rights for 36 units and to designate this petition as the receiving area.

10. **DOA1992-014B** Title: Resolution approving a Development Order Amendment petition of New Hope Power Partnership, by Gary Brandenburg, PA, Agent. Request: To add land area, reconfigure site plan and modify/delete conditions of approval. General Location: Approx. 2 miles west of US 27 and 3 miles south of Bolles Canal (**OKEELANTA CO-GEN FACILITY**).

Pages 117-143

Size: 82.12 acres ±

BCC District: 6

MOTION: To recommend approval of the request to add land area, reconfigure site plan and modify/delete conditions of approval.

11. **Z/DOA1991-042A** Title: Resolution approving an Official Zoning Map Amendment petition of Faith United Methodist Church of Boynton Beach, FL, by Miller Land Planning Consultants, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District. Title: Resolution approving a Development Order Amendment petition of Faith United Methodist Church of Boynton Beach, FL, by Miller Land Planning Consultants, Inc., Agent. Request: To add square footage and reconfigure site plan. General Location: Approx. 0.25 mile east of Jog Rd. on the south side of Boynton Beach Blvd. (**FAITH UNITED METHODIST CHURCH**).

Pages 144-170

Size: 10.18 acres ±

BCC District: 5

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 add square footage and reconfigure site plan.

12. **Z/DOA1987-033C** Title: Resolution approving an Official Zoning Map Amendment petition of Family, Inc., Palm Beaches & SSAB Florida Co., LLC, by Land Design South, Agent. Request: Rezoning from the Residential High Density (RH) Zoning District to the General Commercial (CG) Zoning District. Title: Resolution approving a Development Order Amendment petition of Family, Inc., Palm Beaches & SSAB Florida Co., LLC, by Land Design South, Agent. Request: To reconfigure site plan, add square footage, and modify/delete conditions of approval. General Location: SWC of Westgate Ave. and Congress Ave. (**CONGRESS AUTO PARK**).

Pages 171-203

Size: 1.73 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a rezoning from the Residential High Density Zoning District to the General Commercial Zoning District.

MOTION: To recommend approval of the request to reconfigure site plan, add square footage, and modify/delete conditions of approval.

5. COMMISSIONER COMMENTS

6. DIRECTOR COMMENTS

7. ADJOURNMENT