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

NOVEMBER 4, 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/REMANDS (Pages 1-2)**

- 3. CONSENT AGENDA (Pages 3-4)**

- 4. REGULAR AGENDA (Page 5)**

- 5. COMMISSIONER COMMENTS (Page 5)**

- 6. DIRECTOR COMMENTS (Page 5)**

- 7. ADJOURNMENT (Page 5)**

Web address: www.pbcgov.com/pzb/

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, NOVEMBER 4, 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, November 18, 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 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 mile south of Donald Ross Road on the west side of Ellison Wilson Road (**HOLY SPIRIT LUTHERAN CHURCH**).

Page 1

Size: 5.25 acres ±

BCC District: 1

MOTION: To postpone thirty (30) days to Friday, December 3, 2004 (Petitioner requested).

2. **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**).

Page 2

Size: 12.88 acres ±

BCC District: 3

MOTION: None required (by right postponed to December 3, 2004).

B. REMANDS

3. **Z/COZ2004-020** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone petition of Sara H. Johnson, Trustee, by David L. Carpenter and Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District with a Conditional Overlay Zone (COZ). General Location: Approximately 1 mile south of Hypoluxo Road on the east side of Lyons Road (**JOHNSON SUBDIVISION**).

Page 3

Size: 5.0 acres ±

BCC District: 3

MOTION: To remand the request back to the December 8, 2004, Development Review Officer Meeting.

END OF POSTPONEMENTS/REMANDS

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

4. **Z/DOA2004-223** Title: Resolution approving an Official Zoning Map Amendment petition of 400 West Ontario, by Cotluer & Hearing, Inc., Agent. Request: Rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Development Order Amendment petition of 400 West Ontario, by Cotluer & Hearing, Inc., Agent. Request: To add land area, add units and modify a condition of approval. General Location: Southwest corner of Northlake Boulevard and North Elizabeth Avenue (**ROCKING HORSE SUBDIVISION**).

Pages 4-18

Size: 10.08 acres ±

BCC District: 1

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

MOTION: To recommend approval of a Development Order Amendment to add land area, add units and modify a condition of approval.

5. **PDD2004-440** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Palm Beach Post, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approximately 890 feet north of Southern Boulevard on the east side of Sansbury's Way (**PALM BEACH POST PRODUCTION FACILITY**).

Pages 19-41

Size: 20.75 acres ±

BCC District: 6

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

6. **CA2003-100** Title: Resolution approving a Class A Conditional Use petition of Five Smooth Stones, Inc., by Dragonfly Engineering Co., Agent. Request: To allow a Type IIIA Excavation. General Location: Approximately 2 miles south of SR 76 and 1 mile east of SR 441 (**FIVE STONES MINE**).

Pages 42-60

Size: 121 acres ±

BCC District: 1

MOTION: To recommend approval of a Class A Conditional Use to allow a Type IIIA Excavation.

C. STATUS REPORTS – CONSENT

7. **SR 2001-010** Status Report for Resolution ZR-2001-005 (Petition CB2001-010), the petition of Bank Atlantic. Property owner: Atlantic Federal Savings & Loan. Location: Northeast corner of West Atlantic Avenue and Jog Road. Current zoning Approval: Community Commercial with a Class B Conditional Use to allow an existing financial institution with three (3) drive thru lanes. (**BANK ATLANTIC**)

Pages 61-63

Size: 1.13 acres±

BCC District: 5

MOTION: To recommend approval of a two-year time extension from August 23, 2004, to August 23, 2006, to commence development.

- END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

8. [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 18 units and to designate this petition as the receiving area. General Location: Approximately 3,000 feet south of Hypoluxo Road and one mile west of Military Trail (**BOYNTON GOLF ESTATES**).

Pages 64-84

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 for a Transfer of Development Rights for 8 units and to designate this petition as the receiving area.

5. COMMISSIONER COMMENTS

6. DIRECTOR COMMENTS

7. ADJOURNMENT