

Tony Masilotti, Chairman  
Addie L. Greene, Vice Chairperson  
Karen T. Marcus  
Jeff Koons  
Warren H. Newell  
Mary McCarty  
Burt Aaronson



Robert Weisman

Department of Planning, Zoning & Building  
100 Australian Ave.  
West Palm Beach, FL 33406  
Phone: 561-233-5200  
Fax: 561-233-5165

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

**APRIL 6, 2006**

**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 (Page 1 )**
  
- 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)**

Web address: [www.pbcgov.com/pzb/](http://www.pbcgov.com/pzb/)

***Disclaimer: Agenda subject to changes at or prior to the public hearing.***

**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY, APRIL 6, 2006**

**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, 6<sup>th</sup> Floor, 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 at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6<sup>th</sup> Floor, at 9:30 A.M. on Thursday, April 27, 2006, 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. **Z/CA2005-477** Title: Resolution approving an Official Zoning Map Amendment application of Levy Ventures Limited Partnership, by Jon E. Schmidt & Associates, Agent. Request: Rezoning from the Residential Estate (RE) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Class A Conditional Use application of Levy Ventures Limited Partnership, by Jon E. Schmidt & Associates, Agent. Request: To allow a private school. General Location: Southeast corner of Bates Road and Northlake Boulevard (**LEVY LEARNING CENTER**). (Control 2005-193)

Page 1

Size: 0.98 acres ±

BCC District: 1

MOTION: To postpone thirty (30) days to Thursday, May 4, 2006. (Applicant request)

**END OF POSTPONEMENTS**

3. CONSENT AGENDA

A. ZONING APPLICATIONS – CONSENT

B. ABANDONMENT RESOLUTION

2. [ABN2001-010](#) Request: To repeal Resolution ZR-2001-005, which approved a Class B Conditional Use to allow a financial institution.

Pages 2-5

BCC District: 5

MOTION: To adopt a resolution revoking Resolution ZR-2001-005.

– END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. PREVIOUSLY POSTPONED ITEMS

3. **DOA/W2005-480** Title: Resolution approving a Development Order Amendment application of Prime Projects Development, LLC, by Kilday & Associates, Inc., Agent. Request: To re-designate land use from recreation to residential, reconfigure the master plan, and add units. Title: Waiver. To allow deviation from cul-de-sac and/or deadend restrictions. General Location: Southwest corner of Grand Lacuna Boulevard and Rolling Hills Boulevard (**BALMORAL (LACUNA) COUNTRY CLUB POD H**). (Control 1981-233)

Pages 6-30

Size: 9.49 acres ±

BCC District: 3

MOTION: To recommend approval of a Development Order Amendment to re-designate land use from recreation to residential, reconfigure the master plan, and add units.

MOTION: To recommend approval of a Waiver to allow deviation from cul-de-sac and/or deadend restrictions.

4. **CA2005-1464** Title: Resolution approving a Class A Conditional Use application of St. Mary Coptic Orthodox Church, by Land Research Management, Inc., Agent. Request: To allow a place of worship. General Location: Approximately 0.5 mile south of West Atlantic Avenue on the east side of Lyons Road (**ST. MARY COPTIC ORTHODOX CHURCH**). (Control 2005-509)

Pages 31-51

Size: 9.53 acres ±

BCC District: 5

MOTION: To recommend approval of a Class A Conditional Use to allow a place of worship.

**B. ZONING APPLICATIONS**

5. **PDD/R/TDR2005-977** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Hypoluxo Jog LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Requested Use application of Hypoluxo Jog LLC, by Land Design South, Inc., Agent. Request: To allow the Transfer of Development Rights and to allow a daycare, general. Title: Resolution approving a Transfer of Development Rights application of Hypoluxo Jog LLC, by Land Design South, Inc., Agent. Request: To allow the Transfer of Development Rights for 86 units and to designate this petition as the receiving area. General Location: Approximately 0.25 miles south of Hypoluxo Road on the east side of Jog Road (**OSPREY OAKS PUD**). (Control 2005-013)

Pages 52-82

Size: 86.01 acres ±

BCC District: 3

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

MOTION: To recommend approval of a Request to allow the Transfer of Development Rights and to allow a daycare, general.

MOTION: To recommend approval of a Requested Use to allow the Transfer of Development Rights for 86 units and to designate this petition as the receiving area.

6. **CA2005-1122** Title: Resolution approving a Class A Conditional Use application of Amoco Oil by MDM Services, Inc., Agent. Request: To allow a convenience store with gas sales. General Location: Southwest corner of Congress Avenue and Melaleuca Lane (**AMOCO OIL COMPANY**). (Control 1988-094)

Pages 83-100

Size: 1.56 acres ±

BCC District: 3

MOTION: To recommend approval of a Class A Conditional Use to allow a convenience store with gas sales.

7. **Z/COZ2005-1123** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone application of Beatrice Riley, by Land Research Management, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District with a Conditional Overlay Zone (COZ). General Location: Northwest Corner of Tall Pines Road and Southern Boulevard (**RILEY REZONING**). (Control 2005-375)

Pages 101-116

Size: 0.78 acres ±

BCC District: 6

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Community Commercial Zoning District with a Conditional Overlay Zone.

8. **PDD2005-1134** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of The Rendina Companies, Inc., by Basehart Consulting, Inc., Agent. Request: Rezoning from the Public Ownership (PO) Zoning District to the Multiple Use Planned Development (MUPD) District General Location: Northeast Corner of Belvedere Road and State Road 7/US 441 (**CORPORATE CENTER WEST**). (Control 2005-341)

Pages 117-134

Size: 9.86 acres ±

BCC District: 6

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

5. **COMMISSIONER COMMENTS**

6. **DIRECTOR COMMENTS**

7. **ADJOURNMENT**