

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

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

**AUGUST 4, 2005**

**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 5-8)**
  
- 5. COMMISSIONER COMMENTS (Page 8)**
  
- 6. DIRECTOR COMMENTS (Page 8)**
  
- 7. ADJOURNMENT (Page 8)**

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

**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY, AUGUST 4, 2005**

**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 Jane M. Thompson Memorial Chambers, 301 N. Olive Avenue, West Palm Beach, FL, at 9:30 A.M. on Thursday, August 25, 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**

**A. POSTPONEMENTS**

- 1. **DOA2005-305** Title: Resolution approving a Development Order Amendment application of AT & T Corporation, by Moyle, Flanigan, Agent. Request: To modify/delete the conditions of approval, and reconfigure the site plan and add square footage. General Location: South of Glades Road on the west side of Boca Rio Road (**SPACE PLUS**). (Control 1997-032)

Pages 1-19

Size: 3.0 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to Thursday, September 1, 2005, (Petitioner requested).

**B. WITHDRAWALS**

2. **Z/COZ1976-101(A)** Title: Resolution approving an Official Zoning Map Amendment application of PBC BCC, Warren H. Newell Chairman by PBC Zoning Division, Agent. Request: Rezoning from Preservation/Conservation Zoning District to the Public Ownership Zoning District. General Location: Approximately 1,000 feet northeast of the Port of Palm Beach, approximately 1,500 feet due west of Lake Worth Inlet and approximately 0.1 mile south of Blue Heron Boulevard (**PEANUT ISLAND REZONING**).

Page N/A

Size: 84 acres ±

BCC District: 1

MOTION: None required.

**END OF POSTPONEMENTS/WITHDRAWALS**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

- 3. **CB2005-287** Title: Resolution approving a Class B Conditional Use application of The Whiteside Group, Inc., by Alliance Consulting & Environmental Services, Inc., Agent. Request: To allow a chipping and mulching facility. General Location: Approximately 1,050 feet east of Pike Road on the north side of 7th Place North (**THE WHITESIDE GROUP** aka **WEITZ SPARLING**). (Control 1998-062)

Pages 20-35

Size: 9.62 acres ±

BCC District: 6

MOTION: To adopt a resolution approving a Class B Conditional Use to allow a chipping and mulching facility.

- 4. **PDD/R2005-476** Title: Resolution approving an Official Zoning Map Amendment application of Extra Space of Lake Worth, LLC, by F. Martin Perry & Associates, P.A., Agent. Request: Rezoning from the Single Family Residential (RS) Zoning District to the Multiple Use Planned Development (MUPD) District. Title: Resolution approving a Requested Use application of Extra Space of Lake Worth, LLC, by F. Martin Perry & Associates, P.A., Agent. Request: To allow a self-service storage facility. General Location: Approximately 1,500 feet south of Forest Hill Boulevard on the west side of Military Trail (**FOREST MILITARY SELF STORAGE**). (Control 2000-102)

Pages 36-54

Size: 7.0 acres ±

BCC District: 2

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

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

- 5. **Z2005-471** Title: Resolution approving an Official Zoning Map Amendment application of Richard Smitz, by Jupiter by the Sea Realty, Inc., Agent. Request: Rezoning from the Single Family Residential (RS) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approximately 368 feet north of Donald Ross Road on the east side of Paradise Point Road (**SMITZ REZONING**). (Control 2005-191)

Pages 55-65

Size: 0.26 acres ±

BCC District: 1

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

6. **PDD2005-866** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of OK Ventures, LLC, by Jeff H. Iravani, Inc., Agent. Request: Rezoning from the Residential High Density (RH) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approximately 0.5 mile west of Haverhill Road at the terminus of Stacy Street (**HAVERHILL ACRES PUD**). (Control 2005-103)

Pages 66-88

Size: 11.21 acres ±

BCC District: 2

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

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

7. **PDD/W2004-658** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Anasca Communities, 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: Waiver. Request: Deviation from cul-de-sac and dead-end restrictions. General Location: Northwest corner of Hagen Ranch Road and Atlantic Avenue (**TERRA NOVA PUD**). (Control 2004-456)

Pages 89-120

Size: 93.67 acres ±

BCC District: 5

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 Waiver to allow deviation from cul-de-sac and dead-end restrictions.

8. **PDD2004-660** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Anasca Communities, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Northwest corner of Hagen Ranch Road and Atlantic Avenue (**TERRA NOVA MUPD**). (Control 2004-457)

Pages 121-146

Size: 17.99 acres ±

BCC District: 5

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

9. **PDD2004-664** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Centex Homes, by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: Rezoning from the Multifamily Residential (RM) and the Neighborhood Commercial (CN) Zoning Districts to the Residential Planned Unit Development (PUD) District. General Location: Approximately 1,300 feet south of Okeechobee Boulevard on the west side of Drexel Road (**MEADOWBROOK PUD**). (Control 2004-452)

Pages 147-170

Size: 83.26 acres ±

BCC District: 2

MOTION: To recommend denial of an Official Zoning Map Amendment from the Multifamily Residential and the Neighborhood Commercial Zoning Districts to the Residential Planned Unit Development District.

10. **Z/CA2004-497** Title: Resolution approving an Official Zoning Map Amendment application of Bethel Temple of Lake Worth, by Land Research Management, Inc., 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 application of Bethel Temple of Lake Worth, by Land Research Management, Inc., Agent. Request: To allow a church or place of worship. General Location: Northwest corner of Lake Worth Road and Blanchette Trail (**BETHEL ASSEMBLY OF GOD**). (Control 2004-009)

Pages 171-193

Size: 18.26 acres ±

BCC District: 6

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 a Class A Conditional Use to allow a church or place of worship.

**C. ZONING PETITIONS**

11. **Z2005-156** Title: Resolution approving an Official Zoning Map Amendment application of George Yoeckritz, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multifamily Residential (RM) Zoning District. General Location: Approximately 650 feet west of Benoist Farms Road on the south side of Okeechobee Boulevard (**BELLA VITA ESTATES**). (Control 2005-070)

Pages 194-213

Size: 8.96 acres ±

BCC District: 2

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

12. **TDD/R2004-1024** Title: Resolution approving an Official Zoning Map Amendment to a Traditional Development District application of Boynton Beach Associates X LLLP, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Traditional Marketplace Development (TMD) District. Title: Resolution approving a Requested Use application of Boynton Beach Associates X LLLP, by Kilday & Associates, Inc., Agent. Request: To allow a general daycare and a single tenant exceeding 25,000 square feet. General Location: Southeast corner of Boynton Beach Boulevard and Lyons Road (**CANYONS TOWN CENTER TMD**). (Control 2004-471)

Pages 214-245

Size: 93.87 acres ±

BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Reserve Zoning District to the Traditional Marketplace Development District.

MOTION: To recommend approval of a Requested Use to allow a general daycare and a single tenant exceeding 25,000 square feet.

13. **TDD/R/W2004-1029** Title: Resolution approving an Official Zoning Map Amendment to a Traditional Development District application of Ascot Development, by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) and the General Commercial (CG) Zoning Districts to the Traditional Marketplace Development (TMD) District. Title: Resolution approving a Requested Use application of Ascot Development, by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To allow indoor entertainment and 4 single tenants exceeding 25,000 square feet. Title: Waiver. Request: To allow deviation from the requirement that a main street cross through the entire length or width of a TMD. General Location: Northwest corner of West Atlantic Avenue and Lyons Road (**DELRAY MARKETPLACE TMD**). (Control 2004-616)

Pages 246-292

Size: 87.90 acres ±

BCC Districts: 3 & 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Reserve and the General Commercial Zoning Districts to the Traditional Marketplace Development District.

MOTION: To recommend approval of a Requested Use to allow indoor entertainment and 4 single tenants exceeding 25,000 square feet.

MOTION: To recommend approval of a Waiver to allow deviation from the requirement that a main street cross through the entire length or width of a TMD.



14. **Z2005-474** Title: Resolution approving an Official Zoning Map Amendment application of Almoneda Enterprises, Inc., by Basehart Consulting, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multifamily Residential (RM) Zoning District. General Location: Approximately 750 feet north of Melaleuca Lane on the west side of Haverhill Road (**MESA PROPERTY**). (Control 2003-097)

Pages 293-307

Size: 1.52 acres ±

BCC District: 2

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

15. **PDD/TDR2003-079** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Windsor Place, LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Mixed Use Planned Development (MXPD) District. Title: Resolution approving a Requested Use application of Windsor Place, LLC, by Land Design South, Inc., Agent. Request: To allow the Transfer of Development Rights for 52 units and to designate this application as the receiving area. General Location: Northwest corner of Hypoluxo Road and Lyons Road (**WINDSOR PLACE MXPD**). (Control 2003-079)

Pages 308-348

Size: 40.0 acres ±

BCC District: 3

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

MOTION: To recommend approval of a Requested Use to allow the Transfer of Development Rights for 52 units and to designate this application as the receiving area.

5. **COMMISSIONER COMMENTS**

6. **DIRECTOR COMMENTS**

7. **ADJOURNMENT**