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

FEBRUARY 3, 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 (Page 1)**

- 3. CONSENT AGENDA (Page 2)**

- 4. REGULAR AGENDA (Pages 3-6)**

- 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, FEBRUARY 3, 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, February 24, 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. **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 the site plan and add square footage for a Special Exception to allow a church or place of worship. 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. 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 Thursday, March 3, 2005 (Petitioner requested).

- **END OF POSTPONEMENTS**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

2. [Z2004-447](#) Title: Resolution approving an Official Zoning Map Amendment petition of Steven Zeiger, by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approximately 350 feet south of Fredrick Small Road on the east side of Palmwood Road (**ZEIGER PROPERTY**).

Pages 2-12

Size: 2.21 acres ±

BCC District: 1

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

- END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. REMANDED

3. [CA/TDR2004-012](#) Title: Resolution approving a Class A Conditional Use petition of Gulfstream Square LLC, by Barretta & Associates, Agent. Request: To allow the Transfer of Development Rights for 9 units and to designate this petition as the receiving area. General Location: Approximately 1,200 feet south of Lake Worth Road on the west side of Gulfstream Road (**GULFSTREAM SQUARE**).

Pages 13-38

Size: 2.46 acres ±

BCC District: 3

MOTION: To recommend approval of a Class A Conditional Use to allow the Transfer of Development Rights for 9 units and to designate this petition as the receiving area.

C. PREVIOUSLY POSTPONED ITEMS

4. [Z2004-496](#) Title: Resolution approving an Official Zoning Map Amendment petition of Seminole Improvement District, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District. General Location: Approximately 0.8 mile east of Seminole Pratt Whitney Road and approximately 0.6 mile north of Persimmon Boulevard (**SEMINOLE IMPROVEMENT DISTRICT**).

Pages 39-57

Size: 40 acres ±

BCC District: 6

MOTION: To recommend denial of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Public Ownership Zoning District.

5. [DOA2004-296](#) Title: Resolution approving a Development Order Amendment petition of Town Commons LLC, by Land Design South, Agent. Request: To delete land area and reconfigure the site plan for a Multiple Use Planned Development. General Location: Northeast corner of Hypoluxo Road and Lyons Road (**TOWN COMMONS MUPD #1**).

Pages 58-122

Size: 15.47 acres ±

BCC District: 3

MOTION: To recommend approval of a Development Order Amendment to delete land area and reconfigure the site plan for a Multiple Use Planned Development.

6. **PDD2004-298** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Town Commons LLC, by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approximately 1,100 feet east of Lyons Road on the north side of Hypoluxo Road (**TOWN COMMONS MUPD #2**).

Pages 123-177

Size: 3.23 acres ±

BCC District: 3

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

7. **PDD2004-297** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Town Commons LLC, by Land Design South, Agent. Request: Rezoning from the Multiple Use Planned Development (MUPD) District and the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approximately 654 feet north of Hypoluxo Road on the east side of Lyons Road (**TOWN COMMONS PUD**).

Pages 178-235

Size: 21.28 acres ±

BCC District: 3

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

C. ZONING PETITIONS

8. **Z/COZ2004-020** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone petition of Sara H. Johnson, Trustee, by DLCA, 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**).

Pages 236-254

Size: 5.0 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 with a Conditional Overlay Zone.

9. **PDD2004-504** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Ascot Development, by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District with an Optional Residential (OR) Pod. Title: Waiver. Request: Deviation from cul-de-sac restrictions. General Location: Approximately 500 feet north of Atlantic Avenue on the east side of Lyons Road (**ASCOT – LYONS AND ATLANTIC PUD**).

Pages 255-307

Size: 380.93 acres ±

BCC Districts: 3 & 5

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

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

10. **PDD/R/TDR2003-061** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Kirk & Susan Angelocci, by Land Design South, Agent. Request: Rezoning from the Multifamily Residential (RM) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Requested Use petition of Kirk & Susan Angelocci, by Land Design South, Agent. Request: To allow the Transfer of Development Rights for 41 units and to designate this petition as the receiving area. General Location: Approximately 0.5 mile west of Haverhill Road on the south side of Purdy Lane (**ANGELOCCI PROPERTY PUD**).

Pages 308-331

Size: 12.5 acres ±

BCC District: 2

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

MOTION: To recommend approval of a Requested Use to allow the Transfer of Development Rights for 41 units and to designate this petition as the receiving area.

11. **DOA2004-814** Title: Resolution approving a Development Order Amendment petition of Arrigo Enterprises, Inc., by Greenberg Traurig, PA, Agent. Request: To reconfigure the site plan and modify/delete conditions of approval for a Multiple Use Planned Development. General Location: Southwest corner of Okeechobee Boulevard and Florida's Turnpike (**ARRIGO DODGE**).

Pages 332-356

Size: 29.85 acres ±

BCC District: 2

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan and modify/delete conditions of approval for a Multiple Use Planned Development.

12. **DOA/R2004-643** Title: Resolution approving a Development Order Amendment petition of G. Brockway, by Kilday & Associates, Inc., Agent. Request: To reconfigure the site plan, add square footage, and modify a condition of approval for a Multiple Use Planned Development. Title: Resolution approving a Requested Use petition of G. Brockway, by Kilday & Associates, Inc., Agent. Request: To allow a car wash. General Location: Northeast corner of Green Street and Military Trail (**GOLFVIEW PLAZA**).

Pages 357-379

Size: .90 acres ± (affected area)

BCC District: 2

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan, add square footage, and modify a condition of approval for a Multiple Use Planned Development.

MOTION: To recommend approval of a Requested Use to allow a car wash.

13. **DOA/R2004-295** Title: Resolution approving a Development Order Amendment petition of Palm Beach Commerce Center, by Land Design South, Agent. Request: To reconfigure the site plan for a Planned Industrial Park Development. Title: Resolution approving a Requested Use petition of Palm Beach Commerce Center, by Land Design South, Agent. Request: To allow a daycare, general. General Location: Northwest corner of Okeechobee Boulevard and Vista Parkway (**VISTA CENTER PARCEL 23**).

Pages 380-422

Size: 1.14 acres ± (affected area)

BCC District: 2

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan for a Planned Industrial Park Development.

MOTION: To recommend approval of a Requested Use to allow a daycare, general.

14. **CA2004-216** Title: Resolution approving a Class A Conditional Use petition of Church of God of Lantana, by Land Research Management, Inc., Agent. Request: To allow a private school. General Location: Southwest corner of Mariner Way and Congress Avenue (**CORNERSTONE CHURCH**).

Pages 423-439

Size: 2.25 acres ±

BCC District: 3

MOTION: To recommend approval of a Class A Conditional Use to allow a private school.

5. **COMMISSIONER COMMENTS**

6. **DIRECTOR COMMENTS**

7. **ADJOURNMENT**