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

**JANUARY 7, 2005**

**FRIDAY  
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 (Pages 1-2)**
  
- 3. CONSENT AGENDA (Page 3)**
  
- 4. REGULAR AGENDA (Pages 4-6)**
  
- 5. COMMISSIONER COMMENTS (Page 7)**
  
- 6. DIRECTOR COMMENTS (Page 7)**
  
- 7. ADJOURNMENT (Page 7)**

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AGENDA  
PALM BEACH COUNTY ZONING COMMISSION

FRIDAY, JANUARY 7, 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 McEaddy Conference Room, 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, January 27, 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. [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**).

Page 1

Size: 15.47 acres ±

BCC District: 3

MOTION: None required (by right postponed to February 3, 2005).

2. **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**).

Page 1

Size: 3.23 acres ±

BCC District: 3

MOTION: None required (by right postponed to February 3, 2005).

3. **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**).

Page 1

Size: 21.28 acres ±

BCC District: 3

MOTION: None required (by right postponed to February 3, 2005).

- **END OF POSTPONEMENTS**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

4. **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. PREVIOUSLY POSTPONED ITEMS

5. [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 9 units and to designate this petition as the receiving area. General Location: Approximately 3,000 feet south of Hypoluxo Road and 1 mile west of Military Trail (**BOYNTON GOLF ESTATES**).

Pages 13-39

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 denial 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.

6. [PDD/R2004-221](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of StorAll Limited, by Miller Land Planning Consultants, Inc., Agent. Request: Rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) District. Title: Resolution approving a Requested Use petition of StorAll Limited, by Miller Land Planning Consultants, Inc., Agent. Request: To allow self-service storage. General Location: Approximately 0.25 mile west of the Florida's Turnpike and 570 feet north of Glades Road (**GLADES STORALL**).

Pages 40-61

Size: 4.0 acres ±

BCC District: 5

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

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

**C. ZONING PETITIONS**

7. **PDD/DOA2004-654** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Cypress Island Property Owners Association, Inc., and Estates of Pennock Point, LLC, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Residential Transitional Suburban (RTS) Zoning District with a Conditional Overlay Zone (COZ) to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Development Order Amendment petition of Cypress Island Property Owners Association, Inc., and Estates of Pennock Point, LLC, by Kilday & Associates, Inc., Agent. Request: To delete/add land area, and reconfigure the master plan of a Special Exception for a Residential Planned Unit Development. General Location: Approximately 2,700 feet north of Donald Ross Road on the east side of Palmwood Road (**CYPRESS ISLAND PUD**).

Pages 62-77

Size: 35.96 acres ±  
(affected area 1.92 acres)

BCC District: 1

MOTION: To recommend approval of an Official Zoning Map Amendment from the Residential Transitional Suburban Zoning District with a Conditional Overlay Zone to the Residential Planned Unit Development District.

MOTION: To recommend approval of a Development Order Amendment to delete/add land area, and reconfigure the master plan of a Special Exception for a Residential Planned Unit Development.

8. **Z/DOA2004-655** Title: Resolution approving an Official Zoning Map Amendment petition of Estates of Pennock Point, LLC, and Cypress Island Property Owners Association, Inc., by Kilday & Associates, Inc., Agent. Request: Rezoning from the Residential Planned Unit Development (PUD) District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Development Order Amendment petition of Estates of Pennock Point, LLC, and Cypress Island Property Owners Association, Inc., by Kilday & Associates, Inc., Agent. Request: To delete/add land area, and reconfigure the site plan. General Location: Approximately 2,700 feet north of Donald Ross Road on the east side of Palmwood Road (**HARBOR PLACE**).

Pages 78-94

Size: 6.25 acres ±

BCC District: 1

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

MOTION: To recommend approval of a Development Order Amendment to delete/add land area, and reconfigure the site plan.

9. **PDD2004-301** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of GL Homes of Boca Raton, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. General Location: Approximately 1 mile north of Clint Moore Road on the east side of Lyons Road (**DUBOIS AGR PUD**).

Pages 95-129

Size: 720.85 acres ±

BCC District: 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.

10. **PDD/DOA1993-039B** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Arch Stone Smith, by Charles Putnam & Associates, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Development Order Amendment petition of Arch Stone Smith, by Charles Putnam & Associates, Agent. Request: To add land area, add units, and to reconfigure the master plan for a Residential Planned Unit Development. General Location: Southwest corner of West Atlantic Avenue and Sims Road (**CAMERON PARK PUD**).

Pages 130-156

Size: 40.55 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 Development Order Amendment to add land area, add units, and to reconfigure the master plan for a Residential Planned Unit Development.

11. **DOA2004-218** Title: Resolution approving a Development Order Amendment petition of Land Passages, Inc., by Jeff Iravani, Inc., Agent. Request: To allow assembly non-profit, membership and reconfigure the site plan for a Special Exception to allow a Planned Commercial Development. General Location: Southwest corner of Indiantown Road and Jupiter Farms Road (**JUPITER FARMS SHOPPING CENTER**).

Pages 157-200

Size: 37.89 acres ±

BCC District: 1

MOTION: To recommend approval of a Development Order Amendment to allow assembly non-profit, membership and reconfigure the site plan for a Special Exception to allow a Planned Commercial Development.

**5. COMMISSIONER COMMENTS**

**6. DIRECTOR COMMENTS**

**7. ADJOURNMENT**