

Tony Masilotti, Chairman  
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**ORDER OF BUSINESS  
ZONING COMMISSION  
PALM BEACH COUNTY, FLORIDA**

**MARCH 2, 2006**

**THURSDAY  
9:00 AM**

**7501 NORTH JOG ROAD  
SOLID WASTE AUTHORITY  
AUDITORIUM**

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

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

**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY, MARCH 2, 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. at the Solid Waste Authority Auditorium, 7501 North Jog Road, 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, 12th Floor McEaddy Conference Room at 9:30 A.M. on Thursday, March 23, 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/REMANDS**

**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, April 6, 2006.  
(Applicant request)

**B. REMANDS**

2. **PDD/R/TDR/W2005-1322** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, 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 Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To allow the Transfer of Development Rights for 36 units and to designate this application as the receiving area. Title: Resolution approving a Waiver application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Northeast corner of Lantana Road and Fearnley Drive (**FAIRWAY VIEW OF THE PALM BEACHES**). (Control 2005-449)

Page 2

Size: 16.97 acres ±

BCC District: 2

MOTION: To remand to the April 12, 2006, Development Review Officer meeting.

**END OF POSTPONEMENTS/REMANDS**

**3. CONSENT AGENDA**

**A. ZONING APPLICATIONS – CONSENT**

**– END OF CONSENT AGENDA –**

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. PREVIOUSLY POSTPONED ITEMS

3. **DOA2005-480** 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. General Location: Southwest corner of Grand Lacuna Boulevard and Rolling Hills Boulevard (**BALMORAL (LACUNA) COUNTRY CLUB POD H**). (Control 1981-233)

Pages 3-25

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.

4. **DOA2005-304** Title: Resolution approving a Development Order Amendment application of Athena Vista Ltd., by Juran Consulting, Inc., Agent. Request: To add an access point. General Location: Northeast corner of Okeechobee Boulevard and Jog Road (**VISTA CENTER PARCEL 21N, M & S**). (Control 1984-130)

Pages 26-65

Size: 12.28 acres ±

BCC District: 2

MOTION: To recommend approval of a Development Order Amendment to add an access point.

B. ZONING APPLICATIONS

5. **Z2005-1136** Title: Resolution approving an Official Zoning Map Amendment application of Five Partners, Ltd., by Boose, Casey, Ciklin, Lubitz, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District. General Location: Southwest corner of Bischoff Road and Jog Road (**FIVE PARTNERS, LTD.**). (Control 2005-129)

Pages 66-84

Size: 0.94 acre ±

BCC District: 6

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

6. **PDD/R/TDR/W2005-1233** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Paramount Hagan, LLC, by Basehart Consulting, Inc., Agent. Request: Rezoning from the Residential Transitional Suburban (RTS) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Requested Use application of Paramount Hagan, LLC, by Basehart Consulting, Inc., Agent. Request: To allow the Transfer of Development Rights for 5 units and to designate this application as the receiving area. Title: Resolution approving a Waiver application of Paramount Hagan, LLC, by Basehart Consulting, Inc., Agent. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Approximately 1.25 miles south of Boynton Beach Boulevard on the east side of Hagen Ranch Road (**WYNDSONG RANCH**). (Control 2005-452)

Pages 85-105

Size: 15.72 acres ±

BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Residential Transitional Suburban 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 5 units and to designate this application as the receiving area.

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

7. **CA2005-1462** Title: Resolution approving a Class A Conditional Use application of Atlantic Federal Savings and Loan, by Corporate Property Services, Inc., Agent. Request: To allow a financial institution. General Location: Northeast corner of Jog Road and West Atlantic Avenue (**BANK ATLANTIC**). (Control 2001-010)

Pages 106-122

Size: 1.01 acres ±

BCC District: 5

MOTION: To recommend approval of a Class A Conditional Use to allow a financial institution.

8. **CA2005-1464** Title: Resolution approving a Class A Conditional Use application of St. Mary Coptic Othodox 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 OTHODOX CHURCH**). (Control 2005-509)

Pages 123-140

Size: 9.53 acres ±

BCC District: 5

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

9. **PDD/DOA/R2005-1465** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach XXI, LLP, by Kilday & Associates, Inc., 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 application of Boynton Beach XXI, LLP, by Kilday & Associates, Inc., Agent. Request: To add land area, add units and reconfigure the master plan. Title: Resolution approving a Requested Use application of Boynton Beach XXI, LLP, by Kilday & Associates, Inc., Agent. Request: To allow a school, secondary or elementary. General Location: Northwest corner of Woolbright Road and Hagen Ranch Road (**MINI-ASSEMBLAGE PUD**). (Control 2005-008)

Pages 141-174

Size: 157.88 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 reconfigure the master plan.

MOTION: To recommend approval of a Requested Use to allow a school, secondary or elementary.

**5. COMMISSIONER COMMENTS**

**6. DIRECTOR COMMENTS**

**7. ADJOURNMENT**