

**Board of County Commissioners**

Addie L. Greene, Chairperson  
Jeff Koons, Vice Chair  
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**County Administrator**  
Robert Weisman

**Department of Planning, Zoning & Building**  
2300 N. Jog Road  
West Palm Beach, FL 33411  
Phone: 561-233-5200  
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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA**

**FEBRUARY 28, 2008**

**AGENDA ITEM #**  
**PAGE #**

**APPLICATION/CHANGE**

**AMENDMENTS TO THE AGENDA**

13.  
Page 40

**DOA/R2007-528 – YAMATO COURT MUPD**

Modify Engineering Condition 1.b to read as follows:

b. Building Permits for more than 32 bed congregate living facility and more than 14900 square feet of gross leasable commercial shall not be issued until contract has been awarded for the construction of intersection improvements at Yamato Road and Lyons Road which will provide for:

- dual left turn lanes north approach.
- dual left turn lanes east approach

Construction shall include appropriate receiving lanes. (BLDG PERMIT: MONITORING-Eng)

Monitoring of this condition will not begin until the Zoning Resolution has been signed by the Deputy Clerk. The mix of allowable uses, as permitted by the Zoning Division, listed above may be adjusted by the County Engineer only if based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. (DATE:MONITORING-Eng)

18.  
Page 202

**PDD/R2007-877 – BETHESDA WEST HOSPITAL**

Amend Architectural Review Condition 1 to read as follows:

1. At time of submittal for final approval by the Development Review Officer (DRO), the architectural elevations for the primary Hospital building ~~all buildings~~ shall be submitted simultaneously with the site plan for final architectural review and approval. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the approved architectural elevations, the DRO approved site plan, all applicable conditions of approval, and all ULDC requirements. (DRO: ZONING - Arch. Review)

**DOA2007-1600 – ABERDEEN PUD**

Delete Palm Tran Condition 1. Reason: Condition repeated.

Move Palm Tran Condition 2 under Mass Transit and renumber accordingly.

**Z2007-1598 – PARK VISTA PLACE**

Amend Architectural Review Condition 2 to read as follows:

2. Prior to final approval by the Development Review Officer (DRO), the site plan shall be revised to indicate ~~to the~~ south and southwest pedestrian accesses to the building with the following features at each entrance: a) trellis with climbing vine on both sides ~~of the~~ entrance of at least eight (8) feet long and eight (8) feet high; b) at a minimum of ~~least~~ one bench. ~~shall be located under every trellis.~~  
(DRO: ARCH. REVIEW - Zoning)

Amend Landscaping Along the South Property Line (Frontage of Joe Delong Blvd) Condition 6 to read as follows:

In addition to the code requirements the proposed landscaping and buffer width along the south property line shall be upgraded to include:

- a. a minimum fifteen (15) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted;
- b. a minimum ~~minimum one (1) to~~ two (2) foot high undulating continuous berm with an average height of ~~one (1) and one half (1.5) feet;~~ and,
- c. one (1) palm ~~or pine~~ for each for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE - Zoning)

**DOA/TDR2007-1398 – ASPEN SQUARE PUD**

Delete Zoning Condition 3.

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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**AGENDA INDEX**

**FEBRUARY 28, 2008**

**THURSDAY**

**9:30 AM**

**COMMISSION CHAMBERS**

**1. CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication
- D. Swearing In
- E. Adoption of Agenda

**2. POSTPONEMENTS/WITHDRAWALS/REMANDS (Pages 1-3)**

**3. CONSENT AGENDA (Pages 4-9)**

- o Staff
- o Board
- o Public

**4. REGULAR AGENDA (Pages 10-13)**

**5. DIRECTOR COMMENTS (Page 13)**

**6. COMMISSIONER COMMENTS (Page 13)**

**7. ADJOURNMENT (Page 13)**

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  
BOARD OF COUNTY COMMISSIONERS**

**FEBRUARY 28, 2008**

**1. CALL TO ORDER**

- A. Roll Call – **9:30 A.M.**
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication - Motion to receive and file
- D. Swearing In – County Attorney
- E. Motion to Adopt Agenda

**2. POSTPONEMENTS**

**A. POSTPONEMENTS**

- 1. **Z/DOA/CA2007-1185** Title: Resolution approving An Official Zoning Map Amendment application of Winners Church International, by Land Research Management, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Estate (RE) Zoning District. Title: Resolution approving a Development Order Amendment application of Winners Church International, by Land Research Management, Inc., Agent. Request: To reconfigure site plan, add land area and add building square footage. Title: Resolution approving a Class A Conditional Use application of Winners Church International, by Land Research Management, Inc., Agent. Request: To allow a daycare, general. General Location: Southwest corner of Jog Road and Pioneer Road. **(WINNERS CHURCH)** (Control 1985-072)

Page N/A

Project Manager- Ora Owensby

Size: 16.04 acres ±

BCC District: 6

MOTION: None required. Postponed to March 24, 2008.

- 2. **PDD2006-1682** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of W & W IX LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. General Location: Southeast corner of 112th Terrace and Northlake Boulevard. **(112TH/NORTHLAKE OFFICE)** (Control 2006-529)

Page N/A

Project Manager-Joyce Lawrence

Size: 10.80 acres ±

BCC District: 6

MOTION: None required. Postponed to March 24, 2008.

3. **PDD/TDR/R2007-1407** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of SRR Holdings, LLC, by Miller Land Planning, Agent. Request: Rezoning from the Residential Transitional (RT) and the Community Commercial (CC) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of SRR Holdings, LLC, by Miller Land Planning, Agent. Request: To allow the Transfer of Development Rights for 18 units and designate this site as the receiving area. Title: Resolution approving a Requested Use application of SRR Holdings, LLC, by Miller Land Planning, Agent. Request: To allow a Type III Congregate Living Facility. General Location: The west side of SR7/US441 approximately 1/4 mile north of Lantana Road. **(CARLYLE CLF)** (Control 2005-454)

Page N/A

Project Manager- Ron Sullivan

Size: 10.22 acres ±

BCC District: 3

MOTION: None required. Postponed to March 24, 2008.

4. **PDD/R2007-1592** Request: Rezoning from the Agricultural Residential (AR) Zoning District to a Recreational Vehicle Planned Development (RVPD) District. Title: Resolution approving a Requested Use application of Paul Thomas, by Kilday & Associates, Inc., Agent. Request: To allow a Water/Waste Water Treatment plant. General Location: Approximately one mile west of Jupiter Farms Road on the North side of Indiantown Road. **(JUPITER RV RESORT RVPD)** (Control 2006-185)

Page N/A

Project Manager- Ora Owensby

Size: 17.91 acres ±

BCC District: 1

MOTION: None required. Postponed to March 24, 2008.

5. **DOA2007-1590** Title: Resolution approving a Development Order Amendment application of Square Lake North Dev Company, Inc., by Gentile, Holloway, O'Mahoney & Assoc, Agent. Request: To modify a condition of approval (Use Limitation). General Location: Northeast corner of Square Lake and Military Trail. **(SQUARE LAKE NORTH)** (Control 2001-043)

Page N/A

Project Manager- Autumn Sorrow

Size: 2.92 acres ±

BCC District: 1

MOTION: None required. Postponed to March 24, 2008.

6. **SR 1991-042A** Status Report for Resolutions R-2004-1373 and R-2004-1374 (Petition 1991-042A), the petition of Faith United Methodist Church of Boynton Beach, FL. Property owner: Faith United Methodist Church of Boynton Beach of Florida, Inc. General Location: Approximately 0.25 mile east of Jog Road on the south side of Boynton Beach Boulevard. Zoning District: Residential Single Family with a Special Exception to allow a church, accessory buildings and structures and a day care center. **(FAITH UNITED METHODIST CHURCH)**

Pages 1-6

Project Manager: Linda Monroe

Size: 10.18 acres ±

BCC District: 5

MOTION: To postpone to March 24, 2008. (Requested by owner)

7. **SR 2001-005.2** Status Report for Resolution R-2001-2067 (Petition 2001-005), the petition of Flamboyant Enterprises and Paul Okean. Property owner: Morningstar Nursery, Inc. General Location: Approximately 600 feet north of Hypoluxo Road on the east side of Military Trail. Zoning District: Multiple Use Planned Development with two (2) daycares, general and congregate living facility, type III. **(OKEAN OFFICE MUPD)**

Pages 7-10

Project Manager: Linda Monroe

Size: 19.18 acres ±

BCC District: 3

MOTION: To postpone to April 24, 2008. (Requested by owner)

**B. WITHDRAWALS**

**C. REMANDS**

**- END OF POSTPONEMENTS/WITHDRAWALS/REMANDS -**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. DISCLOSURES FOR THE CONSENT ITEMS

C. STATUS REPORTS

8. **SR 1980-125** Status Report for Resolution R-2004-2431 (Petition 1980-125), the petition of 400 West Ontario. Property owner: Ella Grace Estates, LLC. General Location: Southwest corner of Northlake Boulevard and North Elizabeth Avenue. Zoning District: Residential Transitional. **(ROCKING HORSE SUBDIVISION)**

Pages 11-16

Project Manager: Linda Monroe

Size: 10.12 acres ±

BCC District: 1

MOTION: To approve a time extension 1) until November 18, 2009 for Resolution R-2004-2431 and 2) until November 8, 2009 for Condition E.5. of Resolution No. R-2004-2432.

9. **SR 1983-078B** Status Report for Resolution R-2002-2197 (Petition 1983-078B), the petition of West Boca Presbyterian Church. Property owner: West Boca Presbyterian Church, Inc. General Location: Approximately 0.25 mile south of Palmetto Park Road on the east side of Hammock Street. Zoning District/Approval: Residential Single Family with a Special Exception to allow a church with accessory buildings and structures. **(WEST BOCA PRESBYTERIAN CHURCH)**

Pages 17-22

Project Manager: Linda Monroe

Size: 0.12 acre ±

BCC District: 5

MOTION: To approve a time extension until December 9, 2009 for Resolution R-2002-2197.

10. **SR 1987-049D.2** Status Report for Resolutions R-2001-0598 and 2001-0599 (Petition 1987-049D), the petition of New Hope Charities, Inc. Property owner: New Hope Charities, Inc. General Location: Approximately 0.2 mile north of Morgan Road on the east side of SR 15/US441. Zoning District/Approval: Planned Unit Development with general daycare, charter school, health/education center. **(SANTA MARIA VILLAGE PUD)**

Pages 23-27

Project Manager: Linda Monroe

Size: 8.4 acres  $\pm$  of a 39.97 acre parcel

BCC District: 6

MOTION: To 1) approve a time extension until November 10, 2009 for Resolutions R-2001-0598 and R-2001-0599, and 2) approve revocation of concurrency for the uses not yet constructed on the civic site.

11. **SR 2003-096** Status Report for Resolution R-2004-2275 (Petition 2003-096), the petition of Westgate Associates, LLC. Property owner: Westgate Associates, LLC. General Location: Approximately 1,300 feet east of Military Trail on the south side of Westgate Avenue. Zoning District/Approval: General Commercial with a Class A Conditional Use to allow an office/warehouse. **(WESTGATE COMMERCE PARK)**

Pages 28-33

Project Manager: Linda Monroe

Size: 1.41 acres  $\pm$

BCC District: 2

MOTION: To 1) adopt a resolution approving a Development Order Amendment to amend conditions of approval (site plan) in Resolution R-2004-2275, and 2) approve a time extension until October 28, 2009 for Resolution R-2004-2275.

12. **CR 1996-042** Status Report for Resolutions R-2007-1238 and R-2007-1239 (Petition 1996-042 (App. 2007-2000)), the application of 6620 Lakeside Road LLC. Property owner: Lakeside Road Property, LLC. General Location: Approximately 451 feet south of Jog Road on the west side of Florida's Turnpike. Zoning District/Approval: General Commercial with a Class A Conditional Use to allow a dispatching office and allow general repair and maintenance. **(PALM BEACH TRANSPORTATION COMMUNICATION CENTER )**

Pages 34-39

Project Manager: Linda Monroe

Size: 3.14 acres  $\pm$

BCC District: 2

MOTION: To approve a time extension until March 28, 2008 to comply with Landscape - Standard Condition 3, and Landscape - Standard Condition 4 of Resolution R-2007-1239.



**D. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

13. **DOA/R2007-528** Title: Resolution approving a Development Order Amendment application of Harvey Geller, by Land Design South, Inc., Agent. Request: To reconfigure site plan. Title: Resolution approving a Requested Use application of Harvey Geller, by Land Design South, Inc., Agent. Request: To allow a Daycare, General; an Assembly-Non-Profit Institutional; and a Veterinary Clinic. General Location: Southeast corner of Yamato Road and SR 7/US 441. **(YAMATO COURT MUPD)** (Control 2005-597)

Pages 40-84

Conditions of Approval (39) Pages 58-68

Project Manager-Ron Sullivan

Size: 14.94 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 7-0.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure site plan.

MOTION: To adopt a resolution approving a Requested Use to allow a Daycare, General; an Assembly-Non-Profit Institutional; and a Veterinary Clinic.

14. **PDD2007-731** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Ranger Const Industries Inc., Vecellio Group, Inc., by Kilday & Associates, Inc., Agent. Request: Rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. General Location: Northwest corner of Sansburys Way and Southern Boulevard. **(CYPRESS POINT MUPD)** (Control 2007-242)

Pages 85-104

Conditions of Approval (22) Pages 97-101

Project Manager- Douglas Robinson

Size: 6.32 acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 7-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Light Industrial Zoning District to the Multiple Use Planned Development Zoning District.

**E. ZONING APPLICATIONS**

15. **DOA2007-2044** Title: Resolution approving a Development Order Amendment application of Ascot Ag Land, LLC, by Ascot Development, Agent. Request: To delete land area. General Location: Development Area - Northwest corner of West Atlantic Avenue and Lyons Road. **(DELRAY MARKETPLACE TMD)** (Control 2004-616)

Pages 105-125

No Conditions of Approval

Project Manager- Carol Glasser

Size: 83.20 acres  $\pm$   
(affected area 15.06 acres  $\pm$ )

BCC District: 3 & 5

Staff Recommendation: Approval.

Zoning Commission Recommendation: Approved as advertised, 7-0.

MOTION: To adopt a resolution approving a Development Order Amendment to delete land area.

16. **PDD/DOA2007-1610** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Whitworth Estates PUD, LLC, by Ascot Development, Agent. Request: Rezoning from the Traditional Marketplace Development (Preservation Area) (TMD/P) Zoning District to the Agricultural Reserve Planned Unit Development (Preservation Area) (AGR-PUD/P) Zoning District. Title: Resolution approving a Development Order Amendment application of Whitworth Estates PUD, LLC, by Ascot Development, Agent. Request: To add land area and to delete land area. General Location: Development Area - Approximately 515 feet north of West Atlantic Avenue on the east side of Lyons Road. **(ASCOT - LYONS AND ATLANTIC PUD)** (Control 2004-369)

Pages 126-163

Conditions of Approval (69) Pages 141-159

Project Manager- Carol Glasser

Size: 374.77 acres  $\pm$   
(affected area 15.06 acres  $\pm$ )

BCC District: 3 & 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, 7-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Traditional Marketplace Development (Preservation Area) Zoning District to the Agricultural Reserve Planned Unit Development (Preservation Area) Zoning District.

MOTION: To adopt a resolution approving a Development Order Amendment to add land area and to delete land area.

17. **TDD/DOA2007-1606** Title: Resolution approving an Official Zoning Map Amendment to a Traditional Development District application of Ascot Ag Land, LLC, by Ascot Development, Agent. Request: Rezoning from the Agricultural Reserve Planned Unit Development (Preservation Area) (AGR-PUD/P) to the Traditional Marketplace Development (Preservation Area) (TMD/P) Zoning District. Title: Resolution approving a Development Order Amendment application of Ascot Ag Land, LLC, by Ascot Development, Agent. Request: To add land area. General Location: Development Area - northwest corner of West Atlantic Avenue and Lyons Road. **(DELRAY MARKETPLACE TMD)** (Control 2004-616)

Pages 164-201

Conditions of Approval (82) Pages 180-196

Project Manager- Carol Glasser

Size: 83.20 acres ±  
(affected area 15.07 acres ±)

BCC District: 3 & 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, 7-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Reserve Planned Unit Development (Preservation Area) to the Traditional Marketplace Development (Preservation Area) Zoning District.

MOTION: To adopt a resolution approving a Development Order Amendment to add land area.

18. **PDD/R2007-877** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Bethesda Healthcare System, Inc., by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Requested Use application of Bethesda Healthcare System, Inc., by Kilday & Associates, Inc., Agent. Request: To allow a hospital. General Location: Northeast corner of Boynton Beach Boulevard and State Road 7/US441. **(BETHESDA WEST HOSPITAL)** (Control 2006-011)

Pages 202-228

Conditions of Approval (27) Pages 217-222

Project Manager- Joyce Lawrence

Size: 58.77 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 7-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Reserve Zoning District to the Multiple Use Planned Development Zoning District.

MOTION: To adopt a resolution approving a Requested Use to allow a hospital or medical center.

19. **DOA2007-1600** Title: Resolution approving a Development Order Amendment application of Richard Pribell, by Miller Land Planning, Agent. Request: To delete land area. General Location: Northeast corner of Jog Road and Joe DeLong Boulevard. **(ABERDEEN PUD)** (Control 1980-153)

Pages 229-260  
Conditions of Approval (73) Pages 241-255  
Project Manager- Carrie Rechenmacher

Size: 1409.27 acres ±  
(Affected area 1.35 acres ±)

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as advertised, 7-0.

MOTION: To adopt a resolution approving a Development Order Amendment to delete land area.

#### F. CORRECTIVE RESOLUTIONS

20. Corrective Resolution: To correct the Now, Therefore clause of Resolution R-2007-1439. **(WESTGATE-LOXAHATCHEE ABANDONMENT)** (ABN2007-987, Control 1988-131)

Pages 261-262

BCC District: 2

MOTION: To adopt a resolution to correct the Now, Therefore clause of Resolution R-2007-1439.

21. Corrective Resolution: To correct the Use Limitations Condition 2 of Exhibit C of Resolution R-2007-1886. **(HAGEN RANCH/BOYNTON BEACH MUPD)** (R2006-1675, Control 2006-520)

Pages 263-264

BCC District: 5

MOTION: To adopt a resolution to correct the Use Limitations Condition 2 of Exhibit C of Resolution R-2007-1886.

22. Corrective Resolution: To correct Landscaping-Landscape Along the South Property Line (Hypoluxo Road Frontage) Condition 4.e, Landscaping Along the West Property Line (Lyons Road Frontage) Condition 5.e, Planning Condition 8.a and Planned Unit Development Condition 2 and 9 of Exhibit C of Resolution R-2008-0118. **(TOWN COMMONS PUD)** (DOA2007-894, Control 2004-247)

Pages 265-266

BCC District: 3

MOTION: To adopt a resolution to correct Landscaping-Landscape Along the South Property Line (Hypoluxo Road Frontage) Condition 4.e, Landscaping Along the West Property Line (Lyons Road Frontage) Condition 5.e, Planning Condition 8.a and Planned Unit Development Condition 2 and 9 of Exhibit C of Resolution R-2008-0118.

– END OF CONSENT AGENDA –

**– START OF REGULAR AGENDA –**

**4. REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA**

**C. PREVIOUSLY POSTPONED STATUS REPORTS**

23. **SR 1999-036** Status Report for Resolution R-2002-0007 (Petition 1999-036), the petition of Joe Fearnley, Tr. Property owner: Riverside National Bank of Florida and CVS 4785 FL LLC. General Location: Southeast corner of Military Trail and Coconut Lane. Zoning District/Approval: Multiple Use Planned Development with a financial institution. **(COCONUT PLAZA MUPD)**

Pages 267-271

Project Manager: Linda Monroe

Size: 3.99 acres ±

BCC District: 4

MOTION: To approve a time extension until October 11, 2009 for Resolution R-2002-0007.

**D. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**

24. **SCA 2008-015** Jog/Joe DeLong Institutional, by Bradley D. Miller, AICP/ Richard S. Pribell. Small Scale Land Use Amendment (SCA): Amend land use to change the future land use designation for a 1.64 acres parcel from Low Residential, 3 unit per acre (LR-3) to Institutional with underlying Low Residential, 3 unit per acre (INST/3). General Location: Approximately 0.5 miles South of Hypoluxo and east side of Jog Road. **(JOG/JOE DELONG INSTITUTIONAL A.K.A. PARK VISTA PLACE)**

Pages 272-288

Size: 1.64 acres ±

BCC District: 3

Staff Recommendation: Approval of the requested future land use change from LR-3 to INST/3 subject to a condition to limit the project to 16,000 s.f. of Medical Office uses.

LPA Recommendation: Recommended Approval of the requested future land use change from LR-3 to INST/3 subject to a condition to limit the project to 16,000 s.f. of Medical Office uses (9-2 vote) at the January 18, 2008 public hearing.

DISCLOSURE

MOTION: To approve an ordinance to approve the proposed amendment from LR-3 to INST/3 subject to a condition.

25. **Z2007-1598** Title: Resolution approving an Official Zoning Map Amendment application of Lake Worth Drainage District, Richard Pribell, by Miller Land Planning, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District and Single Family Residential (RS) with a Special Exception for a Planned Unit Development (PUD) Zoning District to the Institutional Public Facility (IPF) Zoning District. General Location: Approximately 0.5 miles South of Hypoluxo and east side of Jog Road. **(PARK VISTA PLACE)** (Control 2006-366)

Pages 289-312

Conditions of Approval (20) Pages 303-307

Project Manager- Carrie Rechenmacher

Size: 1.64 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 7-0.

DISCLOSURE

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential Zoning District and Single Family Residential with a Special Exception for a Planned Unit Development Zoning District to the Institutional Public Facility Zoning District with a Conditional Use Overlay Zone.

26. **SCA 2008-001** Fitzgerald Subdivision, by Meghan Liller, Gentile Holloway O'Mahoney & Associates James W. Fitzgerald. Small Scale Land Use Amendment (SCA): Amend land use to change the future land use designation for a 1.59 acres parcel from Low Residential, one unit per acre (LR-1) to Low Residential, 2 units per acre (LR-2). General Location: West Riverside Drive between Tequesta and County Line Road. **(FITZGERALD SUBDIVISION)**

Pages 313-330

Size: 1.59 acres ±

BCC District: 1

Staff Recommendation: Denial of the requested future land use change from LR-1 to LR-2.

LPA Recommendation: Recommended Denial of the requested future land use change from LR-1 to LR-2 (10-0 vote) at the December 7, 2007 public hearing.

DISCLOSURE

MOTION: To **deny** an ordinance to approve the proposed amendment from LR-1 to LR-2.



- 27. **Z2007-1175** Title: Resolution approving an Official Zoning Map Amendment application of James Fitzgerald, by Gentile, Holloway, O'Mahoney & Assoc, Agent. Request: Rezoning from the Residential Single Family (RS) Zoning District to the Residential Transitional (RT) Zoning District. General Location: West Riverside Drive between Tequesta and County Line Road. **(FITZGERALD SUBDIVISION)** (Control 2007-284)

Pages 331-341  
 No Conditions of Approval  
 Project Manager- Sandra Gonzalez

Size: 1.59 acres ±

BCC District: 1

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 7-0.

DISCLOSURE

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Residential Single Family Zoning District to the Residential Transitional Zoning District.

**E. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- 28. **DOA/TDR2007-1398** Title: Resolution approving a Development Order Amendment application of Aspen Square, LLC, by Urban Design Studio, Agent. Request: To reconfigure the site plan and modify conditions of approval. Title: Resolution approving a Transfer of Development Rights application of Aspen Square, LLC, by Urban Design Studio, Agent. Request: To allow the Transfer of Development Rights for 35 units and designate this site as the receiving area and to allow the reduced cost of \$1.00 per unit for the Transfer of Development Rights units. General Location: Approximately .50 mile south of Lake Ida Road on the west side of Sims Road. **(ASPEN SQUARE PUD)** (Control 2003-085)

Pages 342-374  
 Conditions of Approval (36) Pages 360-368  
 Project Manager- Autumn Sorrow

Size: 11.85 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved as amended, 7-0.

DISCLOSURE

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan and modify conditions of approval.

MOTION: To adopt a resolution approving the Transfer of Development Rights for 35 units and designate this site as the receiving area.

MOTION: To approve the reduced cost of \$1.00 per unit for the Transfer of Development Rights units.

**5. DIRECTOR COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

29. [AI-2008-001](#) – West Palm Beach Auto Auction

Pages 375-378

**C. PLANNING DIRECTOR**

**6. COMMISSIONER COMMENTS**

**7. ADJOURNMENT**