

Karen T. Marcus, Chair  
Tony Masilotti, Vice Chairman  
Warren H. Newell  
Jeff Koons  
Mary McCarty  
Burt Aaronson  
Addie L. Greene



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**

**MAY 6, 2004**

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

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AGENDA  
PALM BEACH COUNTY ZONING COMMISSION

THURSDAY, MAY 6, 2004

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 this room at 9:30 A. M. on Thursday, May 27, 2004, 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 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. 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 site plan and add square footage. General Location: Approx. 0.6 mile south of Donald Ross Rd. on the west side of Ellison Wilson Rd. (**HOLY SPIRIT LUTHERAN CHURCH**).

Page 1

Size: 5.25 acres ± BCC District: 1

MOTION: To postpone thirty (30) days to Thursday, June 3, 2004, (by right).

**- END OF POSTPONEMENTS**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

- 2. **Z2004-003** Title: Resolution approving an Official Zoning Map Amendment petition of Home Dynamics Corporation, by Ruden McClosky and Sun-Tech Engineering, Agents. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approx. 375 feet east of Benoist Farms Rd. on the south side of Southern Blvd. (**MOUNTS REZONING**).

Pages 2-15

Size: 2.99 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential Zoning District to the Residential Transitional Zoning District.

- 3. **Z2004-013** Title: Resolution approving an Official Zoning Map Amendment petition of Jose Ramirez, by Urban Design Studio, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approx. 0.7 mile north of Donald Ross Rd. on the east side of Palmwood Rd. (**PALMWOOD RAMIREZ REZONING**).

Pages 16-28

Size: .50 acres ±

BCC District: 1

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential Zoning District to the Residential Transitional Zoning District with a Conditional Overlay Zone.

- 4. **DOA1999-004A** Title: Resolution approving a Development Order Amendment petition of Lake Worth Road Assoc., by Kilday & Associates Inc., Agent. Request: To modify a condition of approval, add square footage, and reconfigure the site plan. General Location: SEC of Lake Worth Rd. and SR 7/US 441 (**LAKE WORTH & SR 7 MUPD**).

Pages 29-52

Size: 11.35 acres ±

BCC District: 6

MOTION: To recommend approval of the request to modify a condition of approval, add square footage, and reconfigure the site plan.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

- A. ITEMS PULLED FROM CONSENT
- B. PREVIOUSLY POSTPONED ITEMS
- C. ZONING PETITIONS

5. **Z2004-004** Title: Resolution approving an Official Zoning Map Amendment petition of Oceanside Development, LLC, by Miller Land Planning, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approx. 0.5 mile west of Jog Rd. on the south side of Linton Blvd. (**OCEANSIDE HOMES**).

Pages 53-69

Size: 4.6 acres ±

BCC District: 5

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential Zoning District to the Residential Transitional Zoning District.

6. **DOA1974-081F** Title: Resolution approving a Development Order Amendment petition of Target Corporation, by Greenberg Traurig, Agent. Request: To modify a DRI condition of approval. Request: Substantial Deviation Determination. General Location: NWC of Okeechobee Blvd. and SR 7/US 441 (**FOX DRI - NORTH MUPD**).

Pages 70-88

Size: 28.06 acres ±

BCC District: 6

MOTION: To recommend approval of the request to modify a DRI condition of approval.

MOTION: The request is not a Substantial Deviation.

7. **DOA1998-010B** Title: Resolution approving a Development Order Amendment petition of Ronald C. & Joann Turner, by Barretta & Associates and Basehart Consulting, Inc., Agents. Request: To delete land area and reconfigure site plan. General Location: SWC of Boynton Beach Blvd. and El Clair Ranch Rd. (**TURNER MUPD**).

Pages 89-119

Size: 6.15 acres ±

BCC District: 5

MOTION: To recommend approval of the request to delete land area and reconfigure site plan.

8. **Z/CA2003-088** Title: Resolution approving an Official Zoning Map Amendment petition of Ronald C. & Joann Turner, by Basehart Consulting, Inc., Agent. Request: Rezoning from the Multiple Use Planned Development (MUPD) District to the Residential Single Family (RS) Zoning District. Title: Resolution approving a Class A Conditional Use petition of Ronald C. & Joann Turner, by Basehart Consulting, Inc., Agent. Request: To allow zero lot line homes. General Location: Approx. 435 feet south of Boynton Beach Blvd. on the west side of El Clair Ranch Rd. (**WYNDSONG NORTH**).

Pages 120-144

Size: 11.81 acres ±

BCC District: 5

MOTION: To recommend approval of the request for a rezoning from the Multiple Use Planned Development District to the Residential Single Family Zoning District.

MOTION: To recommend approval of the request to allow zero lot line homes.

**5. COMMISSIONER COMMENTS**

**6. DIRECTOR COMMENTS**

**7. ADJOURNMENT**