

**Board of County Commissioners**

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**County Administrator**  
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**Department of Planning, Zoning & Building**  
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**PALM BEACH COUNTY ZONING COMMISSION  
AMENDMENTS TO THE AGENDA  
Thursday, February 7, 2008**

**AGENDA**

**ITEM #/PAGE #    PETITION / CHANGE**

**POSTPONEMENTS (30 days to March 6, 2008)**

**MOVE TO CONSENT**

20. Pgs 293-324                    **DOA2007-1600 ABERDEEN PUD**  
(Control 1980-153)

21. Pgs 325-346                    **Z2007-1598 PARK VISTA PLACE**  
(Control 2006-366)

Modify Building and Site Design Condition 1 to read as follows:

1. Prior to final site plan approval the site plan shall be amended to indicate decorative pavers or decorative stamped pavement at the Jog Road entryway. (DRO: ARCH - Zoning).

Delete Landscape-Standards 3, 4, and 5 renumber accordingly

Modify Landscape-Standards Condition 5 and 6 to read as follows:

- 5.8** LANDSCAPING ALONG THE WEST PROPERTY LINE (FRONTAGE OF JOG ROAD) In addition to the code requirements the proposed landscaping and buffer width along the west property line shall be upgraded to include:
  - a. a minimum twenty (20) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted (with the exception of the traverse crossing of the LWDD right of way for the L-20 canal);
  - b. a minimum ~~two (2) to three (3)~~ one and one half (1.5) to two and one half (2.5) foot high undulating berm with an average height of two (2) and one half (2.5) feet and a continuous ~~three foot (3)~~ two (2.0) foot high berm along the north 100 feet of the Jog Road frontage; and,
  - c. one (1) flowering tree south of the Jog Road entryway. (BLDG PERMIT: LANDSCAPE - Zoning)

- 6.9 LANDSCAPING ALONG THE SOUTH PROPERTY LINE (FRONTAGE OF JOE DELONG BLVD)** 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 ~~twenty (20)~~ fifteen (15) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted;
  - b. a minimum ~~two (2)~~ one (1) to ~~two (2)~~ three (3) foot high undulating berm with an average height of ~~2~~ one (1) and one half ~~(2.5)~~ (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)

## AMENDMENTS TO THE AGENDA

### 14. Pgs 152-194 PDD2007-731 **CYPRESS POINT MUPD** (Control 2007-242)

Modify Landscaping Along Interior Access Aisle-Standards Condition 6 to read as follows:

6. Prior to final site plan approval ~~S~~special planting treatment shall be provided ~~in the following location~~ along both sides of the entire access aisle which begins at the Southern Boulevard entryway and shall include the following landscape treatment:
  - a. ~~Clusters of native trees or palms shall be provided within ten (10) feet of the edge of driveway on both sides. One (1) native canopy tree or palm tree for each twenty five (25) linear feet of the access aisle with a maximum spacing of sixty (60) feet between clusters.~~
  - b. ~~The quantity of trees or palms shall be based on one per twenty five (25) linear feet of driveway length with a maximum of sixty (60) feet spacing between clusters. Clusters of native trees or palms shall be provided within ten (10) feet of the access aisle.~~
  - c. ~~Twenty four (24) inches plant material suitable to the landscape section located shall be planted in a naturalistic manner within the ten foot (10) wide planting areas. One (1) shrub for each two (2) linear feet of the access aisle. Shrubs shall be a minimum of twenty-four (24) inches at installation. (DRO: LANDSCAPE - Zoning)~~

Modify Landscaping Along the East Property line (Abutting ~~Southern Boulevard and Sansbury's Way~~) Condition 7 to read as follows:

7. In addition to code requirements, the landscape buffers along east property line within a minimum of one hundred (100) linear feet of frontage on Sansbury's Way shall be upgraded to include:

- a. a two (2) to three (3) foot high undulating berm with an average height of two and one-half (2.5) feet, except where existing trees are to be preserved, ~~within a minimum of one hundred (100) linear feet of frontage on Sansbury's Way;~~ and
- b. one (1) palm or pine tree for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDG PERMIT: LANDSCAPE - Zoning)
- ~~b.c.~~ c. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)

Modify Sign Condition 1.d to read as follows:

- 1. Freestanding signs fronting on Southern Boulevard shall be limited as follows:
  - d. maximum sign face area per side shall **be** one hundred twenty (120) square feet ~~(120) feet;~~ and

18. Pgs 247-276

**DOA/TDR2007-1398 ASPEN SQUARE PUD**  
(Control 2003-085)

Add All Petitions Condition 3 to read as follows:

- 3. Based on ULDC Article 2.E, this development order meets the requirements to receive a new three (3) year review date from the date of approval of this resolution (ONGOING: MONITORING)

Add Transfer of Development Rights Conditions 1, 2, 3 and 4 to read as follows:

- 1. At time of submittal for final Development Review Officer (DRO) approval, an official Contract for Sale and Purchase of TDR Units", TDR Escrow Agreement", and TDR Deed" shall be submitted for final review and execution. (DRO: ZONING - Zoning)
- 2. Prior to final approval by the Development Review Officer (DRO), the property owner shall:
  - a. execute a Contract for Sale and Purchase of TDRs shall be executed by the property owner, in a manner and form approved by the Office of the County Attorney, and formally executed by the Chairman of the Board of County Commissioners. The Contract shall accommodate a maximum of 35 TDR units at a selling price of one dollar (\$1.00) per unit.
  - b. submit recorded copies of the Contract for Sale and Purchase of TDRs shall be provided to the Palm Beach County Zoning Division.
  - c. place monies representing 35 TDR units in an escrow account in a form acceptable to Palm Beach County. (DRO: ZONING - Zoning)
- 3. Prior to the issuance of the first building permit, the escrow monies shall be released to Palm Beach County. (BLDG PERMIT: MONITORING - Zoning)

4. Prior to the issuance of the first building permit, a deed conveying the applicable TDR units from the County TDR bank to the subject property, shall be executed and recorded in a manner and form approved by the Office of the County Attorney. (BLDG PERMIT: MONITORING - Zoning)

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

**THURSDAY FEBRUARY 7, 2008**

**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 (Pages 2-4)**
- 3. CONSENT AGENDA (Pages 5-8)**
- 4. REGULAR AGENDA (Pages 9-11)**
- 5. COMMISSIONER COMMENTS (Page 11)**
- 6. DIRECTOR COMMENTS (Page 11)**
- 7. ADJOURNMENT (Page 11)**

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 ZONING COMMISSION**

**FEBRUARY 7, 2008**

**1. CALL TO ORDER**

- A. Roll Call – 9:00 A.M.
- B. Opening Prayer, Pledge of Allegiance and Quasi-Judicial Notice
- 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, 6<sup>th</sup> Floor, 301 N. Olive Avenue, West Palm Beach, FL, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances 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, in the Jane M. Thompson Memorial Chambers, 6<sup>th</sup> Floor, at 9:30 A.M. on Thursday, February 28, 2008 to take final action on the applications listed below.

**NOTICE**

Zoning hearings are quasi-judicial and must be conducted to afford all parties due process.

This means that any communication with commissioners, which occurs outside of the public hearing, must be fully disclosed at the hearing. In addition, anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

In this regard, if any group of citizens or other interested parties wish to cross-examine witnesses, they must appoint one representative from the entire group to exercise this right on behalf of the group. Any person representing a group or organization must provide written authorization to speak on behalf of the group.

Public comment continues to be encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- D. Proof of Publication – Motion to receive and file.
- E. Swearing In – County Attorney.
- F. Disclosures

## 2. POSTPONEMENTS/WITHDRAWALS

### A. POSTPONEMENTS

1. **ZV2007-1177** Title: Resolution approving a Type II Zoning Variance application of James Fitzgerald, by Gentile Holloway O'Mahoney, Inc, Agent. Request: To allow for the reduction in the minimum lot frontage and lot width for 2 proposed lots in the proposed Residential Transitional (RT) Zoning District. General Location: West on Riverside Drive between Tequesta Drive and County Line Road. **(FITZGERALD)** (Control 2007-284)

Page 1

Project Manager-Sandra Gonzalez

Size: 1.59 acres ±

BCC District: 1

MOTION: To postpone thirty (30) days to Thursday, March 6, 2008. By right

2. **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 2

Project Manager- Ora Owensby

Size: 16.04 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to Thursday, March 6, 2008.  
(By Right)

3. **PDD2006-1682** Title: Resolution approving 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 3

Project Manager-Joyce Lawrence

Size: 10.80 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to Thursday, March 6, 2008.

4. **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) 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: To postpone thirty (30) days to Thursday, March 6, 2008. (Administratively postponed).

5. **ZV/PDD/R2007-1592** Title: Resolution approving a Type II Zoning Variance application of Paul Thomas, by Kilday & Associates, Inc., Agent. Request: To allow a reduction in the required rear setback. Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District (PDD) application of Paul Thomas, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to 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 4

Project Manager- Ora Owensby

Size: 17.91 acres ±

BCC District: 1

MOTION: To postpone thirty (30) days to Thursday, March 6, 2008. (By Right)



6. **ZV2007-2016** Title: Resolution approving a Type II Zoning Variance application of Marquez Jones Joint Venture, LLC, by Land Design South, Inc., Agent. Request: To eliminate the location criteria of arterial/collector road and to eliminate the frontage requirement on a arterial/collector road. General Location: Approximately 600 feet west of Hypoluxo Farms Road and Haverhill Road. **(MARQUEZ-JONES PUD)** (Control 2005-414)

Page 5

Project Manager- Sandra Gonzalez

Size: 20.48 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to Thursday, March 6, 2008.  
(By Right)

**B. WITHDRAWALS**

7. **ZV2007-1422** Title: Resolution approving a Type II Variance application of Darosy, Inc., by Corporate Property Services, Agent. Request: To allow a reduction of pervious area and to reduce the width of a landscape median. General Location: Southwest corner of Okeechobee Boulevard and Drexel Road. **(CHICK-FIL-A)** (Control 1976-121)

Page N/A

Project Manager-Ora Owensby

Size: 12.02 acres ±  
(affected area 1.20 acres ±)

BCC District: 2

MOTION: No motion required.

**END OF POSTPONEMENTS/WITHDRAWALS**

3. CONSENT AGENDA

A. ZONING APPLICATIONS

- 8. **SD-135** Petition of: F. Martin Perry, requesting variances from the requirements that: A) no direct access to a major street be allowed for subdivision lots; and B) access to each subdivision lot shall be by a minor street of suitable classification and construction as established by the subdivision regulations. Requirements are set forth in the Unified Land Development Code, A) Article 11.E.9.D.2; and B) Article 11.E.2.A.2, Table 11.E.2.A-2 (Chart of Minor Streets). General Location: 18990 Loxahatchee River Road, on the east side of Loxahatchee River Road, 0.45 mile north of Roebuck Road, in the RS Zoning District.

Pages 6-8  
Project Manager- Maureen Barber

Size: 1.661 acres ± BCC District: 1

MOTION: To adopt a resolution approving a Type II Subdivision Variance to allow access to the proposed subdivision lots via a major street through a common driveway.

- 9. **ZV2007-1403** Title: Resolution approving a Type II Variance application of Alina Maher and Daniel Maher, by Daniel Maher, Agent. Request: To allow the reduction of the side interior and rear setback. General Location: Approximately 0.05 mile south and west of Hypoluxo Road and Military Trail. **(MAHER RESIDENCE)** (Control 2007-350)

Pages 9-22  
Conditions of Approval (4) Page 17  
Project Manager-Douglas Robinson

Size: 0.22 acres ± BCC District: 3

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow the reduction of the side interior and rear setback.

- 10. **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 23-44  
No Conditions of Approval  
Project Manager- Carol Glasser

Size: 83.20 acres ± BCC District: 3 & 5  
(affected area 15.06 acres ±)

MOTION: To recommend approval of a Development Order Amendment to delete land area.

11. **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 45-88

Conditions of Approval (69) Pages 60-78

Project Manager- Carol Glasser

Size: 374.77 acres ±  
(affected area 15.06 acres ±)

BCC District: 3 & 5

MOTION: To recommend approval of 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 recommend approval of a Development Order Amendment to add land area and to delete land area.

12. **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 89-126

Conditions of Approval (82) Pages 105-121

Project Manager- Carol Glasser

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

BCC District: 3 & 5

MOTION: To recommend approval of 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 recommend approval of a Development Order Amendment to add land area.

13. **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. General Location: Northeast corner of Square Lake and Military Trail. **(SQUARE LAKE NORTH)** (Control 2001-043)

Pages 127-151

Conditions of Approval (35) Pages 140-147

Project Manager- Autumn Sorrow

Size: 2.92 acres ±

BCC District: 1

MOTION: To recommend approval of a Development Order Amendment to modify a condition of approval (use limitation).

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) District. General Location: Northwest corner of Sansburys Way and Southern Boulevard. **(CYPRESS POINT MUPD)** (Control 2007-242)

Pages 152-194

Conditions of Approval (22) Pages 187-191

Project Manager- Douglas Robinson

Size: 6.32 acres ±

BCC District: 6

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

15. **ZV2007-2002** Title: Resolution approving a Type II Zoning Variance application of Rosso Realty, LLC, by Land Research Management, Inc., Agent. Request: To allow replacement of the required 6 foot wall with a 6 foot fence. General Location: Approximately 0.2 miles east of Cleary Road on the North side of Wallis Road. **(ROSSO PAVING)** (Control 2007-172)

Pages 195-203

Conditions of Approval (3) Page 202

Project Manager- Douglas Robinson

Size: 4.63 acres ±

BCC District: 6

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow replacement of the required 6 foot wall with a 6 foot fence.

- 16. **ZV2007-2007** Title: Resolution approving Type II Variance application of Curtis Lewis, by Land Research Management, Inc., Agent. Request: To allow reduction in lot size and reduction in lot depth. General Location: Northeast corner of the intersection of Wabasso Drive & Chickamauga Avenue. **(LEWIS PROPERTY)** (Control 2007-342)

Pages 204-219  
 Conditions of Approval (1) Page 210  
 Project Manager- Autumn Sorrow

Size: 0.46 acres ±

BCC District: 2

MOTION: To adopt a resolution approving two Type II Zoning Variances to allow a reduction in lot size and a reduction in lot depth.

- 17. **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 220-246  
 Conditions of Approval (27) Pages 235-240  
 Project Manager- Joyce Lawrence

Size: 58.77 acres ±

BCC District: 5

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

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

– END OF CONSENT AGENDA –

## - START OF REGULAR AGENDA -

## 4. REGULAR AGENDA

## A. PREVIOUSLY POSTPONED ITEMS

18. **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 247-276

Conditions of Approval (28) Pages 263-270

Project Manager- Autumn Sorrow

Size: 11.85 acres ±

BCC District: 5

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

MOTION: To recommend approval to allow the Transfer of Development Rights for 35 units

MOTION: To recommend approval to allow the reduced cost of \$1.00 per unit for the Transfer of Development Rights units.

## B. REGULAR AGENDA

19. **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 277-292

Conditions of Approval (3) Pages 288

Project Manager- Sandra Gonzalez

Size: 1.59 acres ±

BCC District: 1

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

20. **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 293-324

Conditions of Approval (77) Pages 305-319

Project Manager- Carrie Rechenmacher

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

BCC District: 3

MOTION: To recommend approval of a Development Order Amendment to delete land area.

21. **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 325-346

Conditions of Approval (21) Pages 339-342

Project Manager- Carrie Rechenmacher

Size: 1.64 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District and Single Family Residential (RS) with a Special Exception for a Planned Unit Development Zoning District to the Institutional Public Facility (IPF) Zoning District.

22. **ZV2007-1772** Title: Resolution approving a Type II Zoning Variance application of Arrigo Enterprises, Inc., by Greenberg Traurig, PA, Agent. Request: To allow a Flagpole in excess of fifty feet in height. General Location: Southwest corner of Okeechobee Boulevard and the Florida Turnpike. **(ARRIGO DODGE MUPD)** (Control 1995-022)

Pages 347-371

Conditions of Approval (4) Pages 363

Project Manager- Carrie Rechenmacher

Size: 44.71 acres ±  
(affected area 44.71)

BCC District: 2

MOTION: To adopt a resolution denying a Type II Zoning Variance to allow a Flagpole in excess of fifty feet in height.



- 23. **ZV2007-2021** Title: A Type II Zoning Variance. Request: To eliminate the 15 foot right-of-way buffer, eliminate the 10 foot and 15 foot incompatibility buffers and to eliminate the plant material required for those buffers within the 50 foot ingress/egress easment. General Location: Approximately 500 feet west of Military Trail on the north side of Kelly Drive. **(GEORGIA PINES)** (Control 2005-369)

Pages 372-388  
 Conditions of Approval (4) Pages 380  
 Project Manager- Andrea Harper

Size: 3.30 acres ±  
 (affected area 0.16)

BCC District: 2

MOTION: To adopt a resolution approving a Type II Zoning Variance to eliminate the 15 foot right-of-way buffer, eliminate the 10 foot and 15 foot incompatibility buffers and to eliminate the plant material required for those buffers within the 50 foot ingress/egress easment.

**5. COMMISSIONER COMMENTS**

Chair Election

**6. DIRECTOR COMMENTS**

- 24. DRAFT AGENDA FOR ANNUAL ZONING COMMISSION WORKSHOP 3-6-08

The 2008 ZC Annual Workshop will be on March 6th, 2008 following the end of the Regular Agenda (30 Min. presentation/discussion)

**7. ADJOURNMENT**