

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



Robert Weisman

Department of Planning, Zoning & Building
100 Australian Ave
West Palm Beach, FL 33406
Phone: 561-233-5200
Fax: 561-233-5165

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

APRIL 7, 2005

**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 (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)**

Web address: www.pbcgov.com/pzb/

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, APRIL 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 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 the Jane M. Thompson Memorial Chambers, 301 N. Olive Avenue, West Palm Beach, FL, at 9:30 A. M. on Thursday, April 28, 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. **DOA2005-025** Title: Resolution approving a Development Order Amendment petition of Heritage at Green Cay Ltd., by Greenberg Traurig, PA, Agent. Request: To modify conditions of approval for a Planned Unit Development (PUD). General Location: Southwest corner of Flavor Pict Road and Jog Road (**WINSBERG FARMS PUD**).

Page 1

Size: 287.7 acres ±

BCC District: 5

MOTION: None required (by right postponement to May 5, 2005).

2. [PDD/R/TDR/W2004-227](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Polo Realty, Inc., by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District and the Multiple Use Planned Development (MUPD) District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Requested Use petition of Polo Realty, Inc., by Land Design South, Inc., Agent. Request: To allow the Transfer of Development Rights for 235 units and to designate this petition as the receiving area. Title: Waiver. Request: Deviation from cul-de-sac restrictions. General Location: Northeast corner of Old Clint Moore Road and Jog Road (**ROYAL PALM POLO PUD**).

Page 2

Size: 122.88 acres ±

BCC District: 5

MOTION: None required (by right postponement to May 5, 2005).

3. [DOA/R2004-293](#) Title: Resolution approving a Development Order Amendment petition of Chimu, Inc., by DLCA, Agent. Request: To reconfigure the site plan for a Special Exception to allow a Planned Commercial Development. Title: Requested Use. Request: To allow a financial institution. General Location: Approximately 650 feet west of Military Trail on the north side of Hypoluxo Road (**CHIMU SHOPPING CENTER**).

Page 3

Size: 8.68 acres ±

BCC District: 3

MOTION: None required (by right postponement to May 5, 2005).

4. [PDD2004-664](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Centex Homes, by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) and the Neighborhood Commercial (CN) Zoning Districts to the Residential Planned Unit Development (PUD) District. General Location: Approximately 1,300 feet south of Okeechobee Boulevard on the west side of Drexel Road (**MEADOWBROOK PUD**).

Page 4

Size: 83.266 acres ±

BCC District: 2

MOTION: None required (by right postponement to May 5, 2005).

– END OF POSTPONEMENTS –

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

C. ABANDONMENT RESOLUTION

5. [ABN2003-040](#) Request: To repeal Resolution ZR-2003-004, which approved a Class B Conditional Use to allow a veterinary clinic.

Pages 5-8

BCC District: 3

MOTION: To adopt a resolution repealing Resolution ZR-2003-004.

– END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

6. **CA2004-216** Title: Resolution approving a Class A Conditional Use petition of Church of God of Lantana, by Land Research Management, Inc., Agent. Request: To allow an existing church or place of worship, a private school and a general daycare. General Location: Southwest corner of Mariner Way and Congress Avenue (**CORNERSTONE CHURCH**).

Pages 9-25

Size: 2.25 acres ±

BCC District: 3

MOTION: To recommend approval of a Class A Conditional Use to allow an existing church or place of worship, a private school and a general daycare.

7. **PDD/R/TDR2003-061** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Kirk & Susan Angelocci, by Land Design South, Agent. Request: Rezoning from the Multifamily Residential (RM) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Requested Use petition of Kirk & Susan Angelocci, by Land Design South, Agent. Request: To allow the Transfer of Development Rights for 37 units and to designate this petition as the receiving area. General Location: Approximately 0.5 mile west of Haverhill Road on the south side of Purdy Lane (**ANGELOCCI PROPERTY PUD**).

Pages 26-53

Size: 12.5 acres ±

BCC District: 2

MOTION: To recommend approval of an Official Zoning Map Amendment from the Multifamily Residential 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 37 units and to designate this petition as the receiving area.

C. ZONING PETITIONS

8. **PDD/R/TDR/W2004-661** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of ANSCA Communities LLC, by Land Design South, 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 petition of ANSCA Communities LLC, by Land Design South, Inc., Agent. Request: To allow the Transfer of Development Rights for 14 units and to designate this petition as the receiving area. Title: Waiver. Request: Deviation from cul-de-sac restrictions. General Location: Approximately 2,500 feet west of Military Trail on the south side of Hypoluxo Road (**NICOLA PUD**).

Pages 54-81

Size: 53.68 acres ±

BCC District: 3

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 Requested Use to allow the Transfer of Development Rights for 14 units and to designate this petition as the receiving area.

MOTION: To recommend approval of a Waiver to allow deviation from cul-de-sac restrictions.

9. **Z/CA2004-404** Title: Resolution approving an Official Zoning Map Amendment petition of Darrin Shapiro, by Miller Land Planning Consultants, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Low Office (CLO) Zoning District. Title: Resolution approving a Class A Conditional Use petition of Darrin Shapiro, by Miller Land Planning Consultants, Inc., Agent. Request: To allow a medical office. General Location: Approximately 0.5 mile north of LeChalet Boulevard on the west side of Military Trail (**SHAPIRO PROPERTY**).

Pages 82-95

Size: 2.01 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Commercial Low Office Zoning District.

MOTION: To recommend approval of a Class A Conditional Use to allow a medical office.

10. **PDD2004-443** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Robert Jones, by Basehart Consulting, Inc., Agent. Request: Rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Northeast corner of Pike Road and Florida's Turnpike (**ROYAL WAREHOUSE**).

Pages 96-110

Size: 14.85 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.

5. COMMISSIONER COMMENTS

6. DIRECTOR COMMENTS

2005 ANNUAL REPORT

7. ADJOURNMENT