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

DECEMBER 1, 2005

**THURSDAY
9:00 AM**

**100 AUSTRALIAN AVE.
4TH FL CONFERENCE RM.**

- 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 1-2)**

- 3. CONSENT AGENDA (Pages 3-5)**

- 4. REGULAR AGENDA (Pages 6-9)**

- 5. COMMISSIONER COMMENTS (Page 9)**

- 6. DIRECTOR COMMENTS (Page 9)**

- 7. ADJOURNMENT (Page 9)**

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

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, DECEMBER 1, 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 4th Floor Conference Room, 100 Australian 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 (or other alternative location to be announced) at 9:30 A.M. on Thursday, January 5, 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

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 Friday, January 6, 2006. (Applicant request)

2. **Z2005-155** Title: Resolution approving an Official Zoning Map Amendment application of Hypoluxo/Jog LLC, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approximately 0.75 mile east of Jog Road on the south side of Western Way (**OSPREY OAKS PARCEL #5**). (Control 2005-061)

Page 2

Size: 4.92 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to Friday, January 6, 2006. (Applicant request)

3. **CA2005-015** Title: Resolution approving a Class A Conditional Use application of Agape United Church of God, Inc., by Carole A. Turk, Agent. Request: To allow a place of worship. General Location: Approximately 0.75 mile east of Jog Road on the south side of Western Way (**AGAPE CHURCH**). (Control 2001-069)

Page 3

Size: 2.0 acres ±

BCC District: 3

MOTION: None required. (By-right postponement sixty (60) days to Thursday, February 2, 2006.)

END OF POSTPONEMENTS

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING APPLICATIONS – CONSENT

4. **PDD/R2005-439** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of David Howell, by Marda L. Zimring, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) and the General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) District. Title: Resolution approving a Requested Use application of David Howell, by Marda L. Zimring, Inc., Agent. Request: To allow self-service storage. General Location: Approximately 1/8 mile north of Glades Road on the west side of Florida's Turnpike (**GLADES ROAD SELF STORAGE**). (Control 1992-044)

Pages 4-27

Size: 8.82 acres ±

BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential and the General Commercial Zoning Districts to the Multiple Use Planned Development District.

MOTION: To recommend approval of a Requested Use to allow self-service storage.

5. **Z2005-1126** Title: Resolution approving an Official Zoning Map Amendment application of Palm Beach County. Request: Rezoning from the Specialized Commercial (CS) and the Agricultural Residential (AR) Zoning Districts to the Public Ownership (PO) Zoning District. General Location: Southwest corner of Lantana Road and Lawrence Road (**LAWRENCE ROAD LIBRARY**). (Control 2005-372)

Pages 28-43

Size: 6.18 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment from the Specialized Commercial and the Agricultural Residential Zoning Districts to the Public Ownership Zoning District.

6. **PDD/W2005-780** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Toll Brothers, Inc., by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) and the Residential Transitional (RT) Zoning Districts to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Waiver application of Toll Brothers, Inc., by Land Design South, Inc., Agent. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Southwest corner of Hypoluxo Road and the future extension of Haverhill Road (**ABELL PROPERTY PUD**). (Control 2005-289)

Pages 44-68

Size: 44.43 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential and the Residential Transitional Zoning Districts to the Residential Planned Unit Development District.

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

7. **DOA2005-1128** Title: Resolution approving a Development Order Amendment application of Elan Salee, by Code Checkers, Agent. Request: To allow a medical or dental office. General Location: Northeast corner of Jog Road and Pipers Glen Boulevard (**PIPER'S GLEN COMMERCIAL**). (Control 1980-212)

Pages 69-95

Size: 5.08 acres ±

BCC District: 5

MOTION: To recommend approval of a Development Order Amendment to allow a medical or dental office.

8. **DOA2005-1129** Title: Resolution approving a Development Order Amendment application of Royall Wall Systems, Inc., by Basehart Consulting, Inc., Agent. Request: To modify/delete conditions of approval. General Location: Approximately 800 feet west of Pike Road on the south side of 7th Place North (**ROYALL WALL SYSTEMS**). (Control 2002-033)

Pages 96-113

Size: 13.99 acres ±

BCC District: 6

MOTION: To recommend approval of a Development Order Amendment to modify/delete conditions of approval.

9. **DOA2005-1320** Title: Resolution approving a Development Order Amendment application of Palm Beach County Water Utilities Department, by JPR Planning Services, Inc., Agent. Request: To add square footage to a Special Exception to allow a water treatment plant. General Location: Approximately 0.3 mile south of Okeechobee Boulevard and approximately 0.5 mile west of Drexel Road (**WATER TREATMENT PLANT NO. 8 EXPANSION**). (Control 1988-057)

Pages 114-133

Size: 15.39 acres ±

BCC District: 2

MOTION: To recommend approval of a Development Order Amendment to add square footage to a Special Exception to allow a water treatment plant.

C. STATUS REPORTS – CONSENT

10. **SR 93-009A** Status Report for Resolution ZR-1999-008 (Petition 1993-009(A)), the petition of Young Israel of Boca Raton, Inc. Property owner: Young Israel of Boca Raton, Inc. Location: Approximately 900 feet west of Powerline Road on the south side of Palmetto Circle North. Current Zoning: Community Commercial with a Class B Conditional Use to allow a daycare, general (**YOUNG ISRAEL DAYCARE**).

Pages 134-137

Size: 3.50 acres ±

BCC District: 5

MOTION: To 1) approve a time extension until August 19, 2007, to commence development; and 2) revoke concurrency for the second phase.

– END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

11. **DOA2004-826** Title: Resolution approving a Development Order Amendment application of Mizner Trail Golf Club, Ltd., by Sanders Planning Group, P.A., Agent. Request: To re-designate land use from golf course to residential, add units, and add an access point. General Location: Northwest corner of SW 18th Street and Military Trail (**BOCA DEL MAR PUD**). (Control 1984-152)

Pages 138-181

Size: 43.29 acres ±

BCC District: 4

MOTION: To recommend denial of a Development Order Amendment to re-designate land use from golf course to residential, add units, and add an access point.

12. **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 182-201

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.

C. ZONING APPLICATIONS

13. **CA/CB2004-968** Title: Resolution approving a Class A Conditional Use application of Ronald Simon, by Kilday & Associates, Inc., Agent. Request: To allow a school, elementary or secondary. Title: Resolution approving a Class B Conditional Use application of Ronald Simon, by Kilday & Associates, Inc., Agent. Request: To allow a daycare, general. General Location: Approximately 300 feet west of Florida's Turnpike on the north side of Clint Moore Road (**RANDAZZO SCHOOL**). (Control 2004-589)

Pages 202-231

Size: 10.0 acres ±

BCC District: 5

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

MOTION: To adopt a resolution approving a Class B Conditional Use to allow a daycare, general.

14. **Z/CA2005-299** Title: Resolution approving an Official Zoning Map Amendment application of Joseph Beverly, Gary Horvath and Buss Cooper, by Kilday & Associates, 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 application of Joseph Beverly, Gary Horvath and Buss Cooper, by Kilday & Associates, Inc., Agent. Request: To allow a medical or dental office. General Location: Northeast corner of Southern Boulevard and F Road (**GROVE MEDICAL PLAZA**). (Control 1991-043)

Pages 232-253

Size: 3.63 acres ±

BCC District: 6

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 or dental office.

15. **DOA2005-988** Title: Resolution approving a Development Order Amendment application of Malasky Properties, by Greenberg Traurig, PA, Agent. Request: To modify a condition of approval. General Location: Approximately 0.5 mile north of Okeechobee Boulevard on the east side of Military Trail (**LANDMARK AUTOCARE**). (Control 1982-152)

Pages 254-273

Size: 4.16 acres ±

BCC District: 2

MOTION: To recommend approval of a Development Order Amendment to modify a condition of approval.

16. **Z2005-1127** Title: Resolution approving an Official Zoning Map Amendment application of MJG Properties, Inc., by Greenberg Traurig, PA, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District. General Location: Approximately 660 feet west of Pike Road on the north side of Southern Boulevard (**LANDMARK SELF STORAGE**). (Control 2005-356)

Pages 274-289

Size: 4.48 acres ±

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.

17. **PDD2005-778** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Michael Falk and WF Development Ventures, Inc., by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approximately 500 feet south of Boynton Beach Boulevard on the east side of Hagen Ranch Road (**HAGEN RANCH MEDICAL OFFICE**). (Control 2005-237)

Pages 290-307

Size: 3.22 acres ±

BCC District: 5

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

18. **Z2005-985** Title: Resolution approving an Official Zoning Map Amendment application of GCR Associates Ltd. Partnership, by Miller Land Planning Consultants, Inc., Agent. Request: Rezoning from the Specialized Commercial (CS) Zoning District to the Multifamily Residential (RM) Zoning District. General Location: Approximately 200 feet west of Military Trail on the south side of Gun Club Road (**SARDINIA**). (Control 1986-013)

Pages 308-324

Size: 6.90 acres ±

BCC District: 2

MOTION: To recommend approval of an Official Zoning Map Amendment from the Specialized Commercial Zoning District to the Multifamily Residential Zoning District with a Conditional Overlay Zone.

- 19. **DOA2005-1173** Title: Resolution approving a Development Order Amendment application of Palm Beach Aggregates, Inc; Florida Power and Light; and South Florida Water Management District, by Carlton Fields, P.A., Agent. Request: To delete land area and modify conditions of approval for a Type III B Excavation. General Location: Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard (**PALM BEACH AGGREGATES**). (Control 1989-052)

Pages 325-371

Size: 2,841.11 acres ±

BCC District: 6

MOTION: To recommend approval of a Development Order Amendment to delete land area and modify conditions of approval for a Type III B Excavation.

- 20. **PDD/R/W2005-1174** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Palm Beach Aggregates, Inc., by Kilday & Associates, Inc., Agent. Request: Rezoning from the Special Agricultural (SA) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Requested Use application of Palm Beach Aggregates, Inc., by Kilday & Associates, Inc., Agent. Request: To allow a school, secondary or elementary. Title: Resolution approving a Waiver application of Palm Beach Aggregates, Inc., by Kilday & Associates, Inc., Agent. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Approximately 1.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard (**HIGHLAND DUNES PUD**). (Control 2005-394)

Pages 372-409

Size: 1,209.96 acres ±

BCC District: 6

MOTION: To recommend approval of an Official Zoning Map Amendment from the Special Agricultural Zoning District to the Residential Planned Unit Development District.

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

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

5. COMMISSIONER COMMENTS

6. DIRECTOR COMMENTS

7. ADJOURNMENT