

Tony Masilotti, Chairman
Addie L. Greene, Vice Chairperson
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**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

FEBRUARY 2, 2006

**THURSDAY
9:00 AM**

**7501 NORTH JOG ROAD
SOLID WASTE AUTHORITY
AUDITORIUM**

- 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 3-4)**

- 4. REGULAR AGENDA (Pages 5-9)**

- 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, FEBRUARY 2, 2006

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. at the Solid Waste Authority Auditorium, 7501 North Jog Road, 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 at the Solid Waste Authority Auditorium, 7501 North Jog Road, West Palm Beach, FL at 9:30 A.M. on Thursday, February 23, 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 Thursday, March 2, 2006.
(Applicant request)

2. **DOA2005-304** Title: Resolution approving a Development Order Amendment application of Athena Vista Ltd., by Juran Consulting, Inc., Agent. Request: To add an access point. General Location: Northeast corner of Okeechobee Boulevard and Jog Road (**VISTA CENTER PARCEL 21N, M & S**). (Control 1984-130)

Page 2

Size: 7.28 acres ±

BCC District: 2

MOTION: None required. (By-right postponement to March 2, 2006.)

END OF POSTPONEMENTS

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING APPLICATIONS – CONSENT

3. **DOA2005-618** Title: Resolution approving a Development Order Amendment application of Diocese of Palm Beach, Inc. and Pious Society of the Missionaries of St. Charles Boromero, Inc., by Land Research Management, Inc., Agent. Request: To add land area, add square footage and modify a condition of approval. General Location: Approximately 330 feet west of Half Mile Road on the south side of West Atlantic Avenue (**PIOUS SOCIETY-OUR LADY QUEEN OF PEACE**). (Control 1994-087)

Pages 3-23

Size: 12.99 acres ±

BCC District: 5

MOTION: To recommend approval of a Development Order Amendment to add land area, add square footage and modify a condition of approval.

4. **DOA2005-1131** Title: Resolution approving a Development Order Amendment application of Temple Torah of West Boynton Beach, Inc., by Cotleur & Hearing, Inc., Agent. Request: To reconfigure the site plan, add square footage and modify a condition of approval. General Location: Northeast corner of Gateway Boulevard and Jog Road (**TEMPLE TORAH OF WEST BOYNTON BEACH**). (Control 1980-153)

Pages 24-51

Size: 6.72 acres ±

BCC District: 3

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

5. **PDD/R2005-1471** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Lauth Property Group, LLC, by Ruden, McClosky, Agent. Request: Rezoning from the Commercial Low Office (CLO) Zoning District to the Multiple Use Planned Development (MUPD) District. Title: Resolution approving a Requested Use application of Lauth Property Group, LLC, by Ruden, McClosky, Agent. Request: To allow a hospital or medical center. General Location: Approximately 200 feet west of Congress Avenue on the south side of Maleuleca Lane (**SELECT MEDICAL**). (Control 2005-510)

Pages 52-71

Size: 6.5 acres ±

BCC District: 3

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

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

– END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -**4. REGULAR AGENDA****A. ITEMS PULLED FROM CONSENT****B. PREVIOUSLY POSTPONED ITEMS**

6. **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 72-119

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.

7. **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 120-139

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.

8. **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)

Pages 140-162

Size: 2.0 acres ±

BCC District: 3

MOTION: To recommend denial of a Class A Conditional Use to allow a place of worship.

9. **PDD/R/TDR/W2005-1322** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, 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 application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To allow the Transfer of Development Rights for 36 units and to designate this application as the receiving area. Title: Resolution approving a Waiver application of Lake Worth Growers, Inc., by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Northeast corner of Lantana Road and Fearnley Drive (**FAIRWAY VIEW OF THE PALM BEACHES**). (Control 2005-449)

Pages 163-185

Size: 16.97 acres ±

BCC District: 2

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 36 units and to designate this application as the receiving area.

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

C. ZONING APPLICATIONS

10. **DOA2005-150** Title: Resolution approving a Development Order Amendment application of Folke Peterson Center for Wildlife, by Ellen Smith, AICP, Agent. Request: To reconfigure the site plan, delete land area and add square footage. General Location: Approximately 4,500 feet west of State Road 7/US 441 on the south side of Acme Road (**FOLKE PETERSON CENTER FOR ANIMAL WELFARE**). (Control 2001-032)

Pages 186-199

Size: 28.02 acres ±

BCC District: 6

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan, delete land area and add square footage.

11. **PDD2005-151** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Hughes Development Ltd. Partnership, by Ellen Smith, AICP, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approximately 4,500 feet west of State Road 7/US 441 on the south side of Southern Boulevard (**MARTINGALE MEADOWS PUD**). (Control 2005-071)

Pages 200-219

Size: 44.5 acres ±

BCC District: 6

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

12. **DOA2005-381** Title: Resolution approving a Development Order Amendment application of Anshei Emuna Congregation, Inc., by Miller Land Planning Consultants, Inc., Agent. Request: To delete land area. General Location: Approximately 600 feet south of Linton Boulevard on the west side of Jog Road (**TEMPLE ANSHEI EMUNA**). (Control 1981-225)

Pages 220-236

Size: 2.92 acres ±

BCC District: 5

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

13. **Z2005-382** Title: Resolution approving an Official Zoning Map Amendment application of Anshei Emuna Congregation, Inc., by Miller Land Planning Consultants, Inc., Agent. Request: Rezoning from the Residential Transitional (RT) Zoning District to the Institutional and Public Facilities (IPF) Zoning District. General Location: Approximately 600 feet south of Linton Boulevard on the west side of Jog Road (**TEMPLE MEDICAL**). (Control 2005-081)

Pages 237-256

Size: 1.50 acres ±

BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment from the Residential Transitional Zoning District to the Institutional and Public Facilities Zoning District with a Conditional Overlay Zone.

14. [DOA2005-633](#) Title: Resolution approving a Development Order Amendment application of Palmetto Park Road Associates, Ltd., by F. Martin Perry & Associates, P.A., Agent. Request: To modify/delete conditions of approval. General Location: Northwest corner of State Road 7/US 441 and Palmetto Park Road (**WEST BOCA SQUARE**). (Control 1980-114)

Pages 257-281

Size: 33.99 acres ±

BCC District: 5

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

15. [PDD2005-890](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Midland Commons, Inc., by Basehart Consulting, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approximately 1,050 feet north of Lantana Road on the west side of Military Trail (**MIDLAND COMMONS**). (Control 2005-346)

Pages 282-300

Size: 5.62 acres ±

BCC District: 3

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

16. [PDD/W2005-1328](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach Associates XXIV, LLLP, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. Title: Waiver. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Approximately 1.5 miles south of West Atlantic Avenue bound on the east by Lyons Road and the west by State Road 7/US 441 (**HYDER AGR-PUD**). (Control 2005-455)

Pages 301-335

Size: 995.66 acres ±

BCC Districts: 3 & 5

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

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

17. [PDD/W2005-1460](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Frances Taheri; J. Lendacki; Kit Shiotani; Mina Taheri; South Florida Water Management District; Swaney Properties, LLC; and William Chinnick Charitable Foundation, Inc., by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. Title: Waiver. Request: To allow deviation from cul-de-sac and/or dead-end restrictions. General Location: Approximately 0.2 mile east of Lyons Road on the north side of Boynton Beach Boulevard (**RAVELLO AGR PUD**). (Control 2005-323)

Pages 336-367

Size: 256.46 acres ±

BCC Districts: 3 & 5

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

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

5. **COMMISSIONER COMMENTS**

6. **DIRECTOR COMMENTS**

7. **ADJOURNMENT**