



**PALM BEACH COUNTY ZONING COMMISSION
AMENDMENTS TO THE AGENDA
Thursday, May 5, 2005**

AGENDA

ITEM #

PETITION / CHANGE

POSTPONEMENTS (30 DAYS TO JUNE 2, 2005)

12. **PDD2005-017 DELRAY HOLDINGS 282 PUD**
Postpone 30 days to June 2, 2005 (Petitioner requested).

POSTPONEMENTS (60 DAYS TO JULY 7, 2005)

9. **Z/COZ2004-023 SOUTHEAST CONTRACTING SERVICES**
Postpone 60 days to July 7, 2005 (Petitioner requested).

AMENDMENTS TO THE AGENDA

6. **Z2004-903 CARRADORI REZONING**

Modify agenda Item 6. to read as follows:

Z2004-903 Title: Resolution approving an Official Zoning Map Amendment petition of Ernest Carradori, by Land Research Management, Inc., Agent. Request: Rezoning from the Single Family Residential (RS) Zoning District to the Residential Transitional (RT) Zoning District with a Conditional Overlay Zone (COZ). General Location: Approximately 1,882 feet north of Pennock Point Road on the east side of Loxahatchee River Road (**CARRADORI REZONING**). (Control 2004-590)

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

8.

PDD/R/TDR/W2004-661 NICOLA PUD

Add Engineering Condition 6 to read as follows:

6. Prior to issuance of a Building Permit, the property owner shall obtain from the Lake Worth Drainage District additional right of way to provide for the construction of a right turn lane on Hypoluxo Road at the project's entrance road. Property obtained from the Lake Worth Drainage District will then be conveyed to Palm Beach County Land Development Division in the form of a road right-of-way warranty deed. This right of way shall be a minimum of 280 feet in length, 12 feet in width, and a taper length of 50 feet or as approved by the County Engineer. This additional right-of-way obtained from the Lake Worth Drainage District shall be free of all encumbrances and encroachments and shall include "corner clips" where appropriate as determined by the County Engineer. The property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. (BLDG PERMIT: MONITORING -Eng)

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



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

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

Web address: www.pbcgov.com/pzb/

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

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, MAY 5, 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, May 26, 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. **DOA2004-442** Title: Resolution approving a Development Order Amendment petition of Acts II Assembly of God, Inc., by Land Research Management, Inc., Agent. Request: To reconfigure the site plan and add square footage for a Special Exception to allow a church or place of worship. General Location: Approximately 1,200 feet west of Folsom Road on the south side of Okeechobee Boulevard (**ACTS II ASSEMBLY OF GOD**). (Control 1984-186)

Page 1

Size: 5.0 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to Thursday, June 2, 2005 (Petitioner requested).

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 Multiple Use Planned Development (MUPD) and the Agricultural Residential (AR) Zoning District 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 and dead-end restrictions. General Location: Northeast corner of Old Clint Moore Road and Jog Road (**ROYAL PALM POLO PUD**). (Control 2004-203)

Pages 2-30

Size: 122.88 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to Thursday, June 2, 2005, (Petitioner requested).

3. **CA/DOA1986-064B** 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 the site plan and add square footage for a Special Exception to allow a church or place of worship. General Location: Approximately 0.6 mile south of Donald Ross Road on the west side of Ellison Wilson Road (**HOLY SPIRIT LUTHERAN CHURCH**). (Control 1986-064)

Page 31-62

Size: 5.25 acres ±

BCC District: 1

MOTION: To postpone thirty (30) days to Thursday, June 2, 2005, (Petitioner requested).

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**). (Control 2004-452)

Pages 63-83

Size: 83.27 acres ±

BCC District: 2

MOTION: To postpone thirty (30) days to Thursday, June 2, 2005, (Petitioner requested).

5. **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**). (Control 1994-013)

Pages 84-111

Size: 8.68 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to Thursday, June 2, 2005, (Petitioner requested).

- END OF POSTPONEMENTS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

6. **Z2004-903** Title: Resolution approving an Official Zoning Map Amendment petition of Ernest Carradori, by Land Research Management, Inc., Agent. Request: Rezoning from the Single Family Residential (RS) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approximately 1,882 feet north of Pennock Point Road on the east side of Loxahatchee River Road (**CARRADORI REZONING**). (Control 2004-590)

Pages 112-124

Size: 1.3 acres ±

BCC District: 1

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

7. **Z2004-970** Title: Resolution approving an Official Zoning Map Amendment petition of Leonidas Alfaro, by Levy Kneen Mariana, Agent. Request: Rezoning from the Multifamily Residential (RM) Zoning District to the General Industrial (IG) Zoning District. General Location: Approximately 155 feet west of Skees Road on the south side of Belvedere Road (**NEGRINS INDUSTRIAL PARK**). (Control 2003-077)

Pages 125-136

Size: 2.53 acres ±

BCC District: 6

MOTION: To recommend approval of an Official Zoning Map Amendment from the Multifamily Residential Zoning District to the General Industrial Zoning District.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

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 and dead-end restrictions. General Location: Approximately .25 miles west of Military Trail on the south side of Hypoluxo Road (**NICOLA PUD**). (Control 2004-458)

Pages 137-165

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/COZ2004-023](#) Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone petition of Tropical Real Estate Holdings LLC, by Land Research Management, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ). General Location: Approximately 0.4 mile west of Jog Road on the south side of Belvedere Road (**SOUTHEAST CONTRACTING SERVICES**). (Control 2004-023)

Pages 166-181

Size: 5.0 acres ±

BCC District: 6

MOTION: To recommend denial of an Official Zoning Map Amendment from the Agricultural Residential Zoning District to the Light Industrial Zoning District with a Conditional Overlay Zone.

10. **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**). (Control 1997-095)

Pages 182-207

Size: 287.7 acres ±

BCC District: 5

MOTION: To recommend approval of a Development Order Amendment to modify conditions of approval for a Planned Unit Development.

11. **PDD2005-016** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Boynton Beach XXI, LLP, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Northwest corner of Hagen Ranch Road and Woolbright Road (**MINI-ASSEMBLAGE PUD**). (Control 2005-008)

Pages 208-229

Size: 118.48 acres ±

BCC District: 5

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

12. **PDD2005-017** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Kenco-Ansca Delray Holdings LLC, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. General Location: Southeast corner of Flavor Pict Road and State Road 7/US441 (**DELRAY HOLDINGS 282 PUD**). (Control 2005-014)

Pages 230-261

Size: 282.68 acres ±

BCC District: 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.

13. **DOA2004-657** Title: Resolution approving a Development Order Amendment petition of Delray Funeral Homes Ltd. and Herbert Kahlert, by Land Design South, Inc., Agent. Request: To reconfigure the site plan and add square footage for a Multiple Use Planned Development. General Location: Southwest corner of Woolbright Road and Jog Road (**WOOLBRIGHT & JOG MUPD**). (Control 1999-035)

Pages 262-286

Size: 2.65 acres ±

BCC District: 5

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan and add square footage for a Multiple Use Planned Development.

14. **Z2004-405** Title: Resolution approving an Official Zoning Map Amendment petition of Mohammed Khan, by Basehart Consulting, Inc., Agent. Request: Rezoning from the Neighborhood Commercial (CN) and the Agricultural Residential (AR) Zoning Districts to the Community Commercial (CC) Zoning District. General Location: Northeast corner of Tucks Road and Lawrence Road (**LAWRENCE MARKET**). (Control 2004-251)

Pages 287-303

Size: .89 acres ±

BCC District: 3

MOTION: To recommend approval of an Official Zoning Map Amendment from the Neighborhood Commercial and the Agricultural Residential Zoning Districts to the Community Commercial Zoning District with a Conditional Overlay Zone.

5. COMMISSIONER COMMENTS

6. DIRECTOR COMMENTS

7. ADJOURNMENT