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**PALM BEACH COUNTY ZONING COMMISSION**  
**AMENDMENTS TO THE AGENDA**  
Thursday, October 6, 2005

**AGENDA**

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

**MOVE TO CONSENT**

4.      Pages 55-78 **Z/CA2004-497 BETHEL ASSEMBLY OF GOD** (Control 2004-009)

**AMENDMENTS TO THE AGENDA**

3.      Pages 16-54 **PDD2004-664 MEADOWBROOK PUD** (Control 2004-452)

Add new Zoning-Use Limitations Condition 1 to read as follows:

**ZONING - USE LIMITATIONS**

1.      Hours of construction activity during all stages of site development shall be limited to 7:00 AM to 6:00 PM Monday through Friday, and 9:00 AM to 4:00 PM Saturday. Construction activity shall be prohibited on Sunday and statutory holidays. (ONGOING: CODE ENF - Zoning)

5.      Pages 79-108 **PDD/W2004-811 ATLANTIC COMMONS** (Control 2004-525)

Modify Engineering Condition 1.c to read as follows:

- 1.c.    Building Permits for more than 306 townhouse dwelling units and 112 detached dwelling units (maximum 250 AM peak hour trips) shall not be issued until the contract has been let for the construction of an additional right turn lane west approach at the intersection of West Atlantic Avenue at Jog Road ~~has been let~~, plus the appropriate paved tapers. (BLDG PERMIT: MONITORING-Eng)

Modify Engineering Condition 4. to read as follows and renumber accordingly:

4.      INTERSECTION IMPROVEMENTS

The Property owner shall construct:

~~left turn lane east approach on West Atlantic Avenue at the Turnpike Entrance;~~

Add New Engineering Conditions 11, 12 and 13 to read as follows:

11.      Prior to final approval by the DRO, the property owner shall obtain additional right of way from the adjacent property to the east to provide a non-plan collector road between this property and West Atlantic Avenue. This access shall align with Lexington Club Boulevard. Geometrics for this access road including right of way to provide for a right turn lane on West Atlantic Avenue at the project's Entrance shall be approved by the County Engineer. Right of

way for this access road if unable to be acquired by the property owner shall be obtained through condemnation procedures through Palm Beach County, subject to the approval of the County Attorney and the County Engineer. Any and all costs for any required condemnation shall be funded by this property owner. (DRO: ENG-Eng)

12. RIGHT-OF-WAY ACQUISITION

The property owner shall provide for the acquisition of the access road right of way outlined above by funding the cost of this right-of-way and all associated costs. The property owner shall provide surety acceptable to the Office of the County Engineer and County Attorney. This property owner shall enter into a written agreement with the Right of Way Acquisition Section on or before June 1, 2006. Notification by the developer shall be given to the Land Development Division. (DATE:MONITORING-Eng)

13. SIGNALIZATION REQUIRMENTS

The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer and the Florida Department of Transportation at West Atlantic Avenue and the project's Entrance. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation.

a. Building Permits for more than 300 dwelling units shall not be issued until the property owner provides acceptable surety in the form of a cash bond or escrow agreement to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDG PERMIT:MONITORING-Eng).

b. In order to request release of the surety for the traffic signal at this intersection the property owner shall provide written notice to the Traffic Division stating that the final Certificate of Occupancy has been issued for this development and requesting that a signal warrant study be conducted at West Atlantic Avenue at the project's entrance. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENG-Eng)

13. Pages 245-263 **Z/CA2005-472 JOG MEDICAL CENTER** (Control 2004-200)

Modify Use Limitations Condition 3 to read as follows:

3. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. Monday through Friday Saturday. This condition shall not apply to employees working overtime. (ONGOING: CODE ENF-Zoning)

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



Robert Weisman

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

**OCTOBER 6, 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/WITHDRAWALS (Page 1)**

**3. CONSENT AGENDA (Page 2)**

**4. REGULAR AGENDA (Pages 3-7)**

**5. COMMISSIONER COMMENTS (Page 7)**

**6. DIRECTOR COMMENTS (Page 7)**

**7. ADJOURNMENT (Page 7)**

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**

**THURSDAY, OCTOBER 6, 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, October 27, 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. [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, November 3, 2005 (Applicant requested).

**END OF POSTPONEMENTS**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

2. **Z2005-979** Title: Resolution approving an Official Zoning Map Amendment application of Palm Beach County Facilities Development and Operations. Request: Rezoning from the Light Industrial (IL) Zoning District to the Public Ownership (PO) Zoning District. General Location: Approximately 0.5 mile north of Southern Boulevard on the west side of Pike Road (**PALM BEACH COUNTY FIRE RESCUE TRAINING FACILITY**). (Control 2005-342)

Pages 2-15

Size: 14.99 acres ±

BCC District: 6

MOTION: To recommend approval of an Official Zoning Map Amendment from the Light Industrial Zoning District to the Public Ownership Zoning District.

- END OF CONSENT AGENDA -

## - START OF REGULAR AGENDA -

## 4. REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. PREVIOUSLY POSTPONED ITEMS

3. [PDD2004-664](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of Centex Homes, by Gentile, Holloway, O'Mahoney & Associates, Inc., Agent. Request: Rezoning from the Multifamily Residential (RM) 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 16-54

Size: 83.26 acres ±

BCC District: 2

MOTION: To recommend approved of an Official Zoning Map Amendment from the Multifamily Residential and the Neighborhood Commercial Zoning Districts to the Residential Planned Unit Development District.

4. [Z/CA2004-497](#) Title: Resolution approving an Official Zoning Map Amendment application of Bethel Temple of Lake Worth, by Land Research Management, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. Title: Resolution approving a Class A Conditional Use application of Bethel Temple of Lake Worth, by Land Research Management, Inc., Agent. Request: To allow a church or place of worship. General Location: Northwest corner of Lake Worth Road and Blanchette Trail (**BETHEL ASSEMBLY OF GOD**). (Control 2004-009)

Pages 55-78

Size: 18.26 acres ±

BCC District: 6

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

MOTION: To recommend approval of a Class A Conditional Use to allow a church or place of worship.

5. **PDD/W2004-811** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District application of M/I Homes of West Palm Beach, LLC, by Julian Bryan & Associates, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Waiver application of M/I Homes of West Pam Beach, LLC, by Julian Bryan & Associates, Agent. Request: To allow deviation from cul-de-sac and dead-end restrictions. General Location: Northeast corner of West Atlantic Avenue and Florida's Turnpike (**ATLANTIC COMMONS PUD**). (Control 2004-525)

Pages 79-108

Size: 123.62 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.

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

6. **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 109-128

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.

7. **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 129-161

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.

## C. ZONING PETITIONS

8. [Z/CA/DOA2005-146](#) Title: Resolution approving an Official Zoning Map Amendment application of Community Christian Church of Florida, by Land Design South, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Estate (RE) Zoning District. Title: Resolution approving a Class A Conditional Use application of Community Christian Church of Florida, by Land Design South, Inc., Agent. Request: To allow a private school and a daycare, general. Title: Resolution approving a Development Order Amendment application of Community Christian Church of Florida, by Land Design South, Inc., Agent. Request: To modify/delete conditions of approval, add land area, add square footage, and reconfigure the site plan for a Special Exception to allow a church or place of worship. General Location: Approximately 0.5 mile south of Southern Boulevard on the west side of Jog Road (**COMMUNITY CHRISTIAN CHURCH**). (Control 1980-133)

Pages 162-184

Size: 12.38 acres ±

BCC District: 6

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

MOTION: To recommend approval of a Class A Conditional Use to allow a private school and a daycare, general.

MOTION: To recommend approval of a Development Order Amendment to modify/delete conditions of approval, add land area, add square footage and reconfigure the site plan for a Special Exception to allow a church or place of worship.

9. [Z2005-149](#) 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 0.25 mile east of Jog Road on the north side of Western Way (**OSPREY OAKS PARCEL #2**). (Control 2005-058)

Pages 185-199

Size: 4.84 acres ±

BCC District: 3

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



10. **Z2005-152** 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 0.25 mile east of Jog Road on the north side of Western Way (**OSPREY OAKS PARCEL #3**). (Control 2005-059)

Pages 200-214

Size: 7.27 acres ±

BCC District: 3

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

11. **Z2005-154** 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 0.25 miles east of Jog Road on the south side of Western Way (**OSPREY OAKS PARCEL #4**). (Control 2005-060)

Pages 215-229

Size: 5.02 acres ±

BCC District: 3

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

12. **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 0.25 mile east of Jog Road on the south side of Western Way. (**OSPREY OAKS PARCEL #5**) (Control 2005-061)

Pages 230-244

Size: 4.92 acres ±

BCC District: 3

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

13. [Z/CA2005-472](#) Title: Resolution approving an Official Zoning Map Amendment application of HMRS, LLC, by Basehart Consulting, 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 HMRS, LLC, by Basehart Consulting, Inc., Agent. Request: To allow a medical office. General Location: Approximately 450 feet south of Woolbright Road on the west side of Jog Road (**JOG MEDICAL CENTER**). (Control 2004-200)

Pages 245-263

Size: 3.87 acres ±

BCC District: 5

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

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

14. [DOA2005-986](#) Title: Resolution approving a Development Order Amendment application of Young Mens Christian Association of South Palm Beach County, Inc., by Michael Linet, Inc., Agent. Request: To modify a condition of approval. General Location: Northwest corner of Palmetto Circle South and Toledo Road (**YMCA of BOCA RATON**). (Control 1984-152)

Pages 264-282

Size: 15.0 acres ±

BCC District: 4

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

5. **COMMISSIONER COMMENTS**

6. **DIRECTOR COMMENTS**

7. **ADJOURNMENT**