

**Board of County Commissioners**

Warren H. Newell, Chair  
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**County Administrator**

Robert Weisman

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

**March 1, 2001**

**THURSDAY  
9:00 AM**

**COMMISSION  
CHAMBERS**

- 1. ELECTION OF CHAIR/VICE CHAIR**
- 2. 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. Adoption of Agenda
  - G. Disclosures
- 3. POSTPONEMENTS (Page 2)**
- 4. CONSENT AGENDA (Pages 3-5)**
- 5. REGULAR AGENDA (Pages 6-7)**
- 6. DIRECTOR COMMENTS (Page 7)**
- 7. COMMISSIONER COMMENTS (Page 7)**
- 8. ADJOURNMENT (Page 7)**

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**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY March 1, 2001**

**1. ELECTION OF CHAIR/VICE CHAIR**

**2. 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 this room at 9:30 A.M. on **Thursday, March 22, 2001**, to take final action on the applications listed below.

- D. Proof of Publication - Motion to receive and file.
- E. Swearing In - County Attorney.
- F. Motion to adopt Agenda.
- G. Disclosures.

**3. POSTPONEMENTS AND REMANDS**

**A. POSTPONEMENTS**

- 1. **PDD1999-028(A)** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a convenience store with gas sales petition of Belvedere Commerce Center, LLC by Robert E. Basehart, Agent. General Location: SE corner of Belvedere Rd. and Sansbury's Way (**BELVEDERE COMMERCE CENTER**).

Page 1

Size: 8.77 acres ± BCC District: 6

MOTION: To postpone 30 days until April 5, 2001. (Requested by petitioner. Staff supported.)

**-END OF POSTPONEMENTS-**

4. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS - CONSENT

- 2. **PDD 2000-039** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Unit Development (MUPD) with financial institution and fast food restaurant (requested uses) petition of Halverson Development by Kieran Kilday, Agent. General Location: NE corner of Lyons Rd. and Hypoluxo Rd. (**TOWN COMMONS MUPD 1**).

Pages 2-26

Size: 19.5 acres ± BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Unit Development (MUPD) with financial institution and fast food restaurant.

C. ZONING PETITIONS - CONSENT

- 3. **DOA1975-069(G)** Development Order Amendment (DOA) to reconfigure site plan and add square footage petition of Wal-Mart Stores Inc., by William Howe, Agent. General Location: SW corner of Seacrest Blvd and Hypoluxo Rd (**SAM'S WHOLESALE CLUB**).

Pages 27-50

Size: 20.06 acres ± BCC District: 7

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to reconfigure site plan and add square footage.

- 4. **DOA1992-017(D)** Development Order Amendment (DOA) to modify conditions of approval and to allow a daycare, general (requested use) petition of KAZ Enterprises, by William Burkhart, Agent. General Location: SW corner of Jupiter Farms Rd and Indiantown Rd (**JUPITER FARMS SHOPPING CENTER**).

Pages 51-89

Size: 37.89 acres ± BCC District: 1

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to modify conditions of approval and to allow a daycare, general.

5. **DOA1997-088(A)**

Development Order Amendment (DOA) to add land area and modify/delete conditions of approval petition of Salvation Army, by Alan Ciklin, Agent. General Location: Approx. 200 feet south of Vilma Lane on the west side of Military Trail (**SALVATION ARMY**).

Pages 90-110

Size: 0.51 acres ± (affected)  
9.08 acres ± (overall)

BCC District: 6

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add land area and modify/delete conditions of approval.

6. **DOA1975-011(B)**

Development Order Amendment (DOA) to add land area, reconfigure site plan, delete crypts and add grave sites petition of Mil-Dell Ltd, by Cari Podesta, Agent. General Location: Approx. 0.5 mile south of Boynton Beach Blvd on the east side of SR 7/US 441 (**ETERNAL LIGHT MEMORIAL GARDENS**).

Pages 111-126

Size: 3.88 acres ± (affected)  
48.46 acres ± (overall)

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add land area, reconfigure site plan, delete crypts and add grave sites.

7. **PDD 2000-080**

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of Tuttle Land Holding Corp, by Land Design South, Agent. General Location: Approx. 1 mile south of Lake Worth Rd on the west side of SR 7/US 441 (**SOUTH ROAD PUD**).

Pages 127-147

Size: 57.5 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD).

8. **Z2000-100**

Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Residential Transitional Suburban (RTS) petition of Joseph and Jeanette Dougherty, by Kevin McGinley, Agent. General Location: Approx. 0.75 mile north of Roebuck Rd on the west side of Loxahatchee River Rd (**DOUGHERTY SUBDIVISION**).

Pages 148-159

Size: 2.12 acres ±

BCC District: 1

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Residential Transitional Suburban (RTS).

**CONSENT AGENDA**

9. **DOA 1980-153(I)** Development Order Amendment (DOA) to modify conditions of approval; add children to daycare and private school petition of Jewish Community Center, by Kilday & Associates, Agent. General Location: NE corner of Jog Rd and Gateway Blvd (**JEWISH COMMUNITY CENTER**).

Pages 160-182

Size: 10 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to modify conditions of approval; add children to daycare and private school.

10. **DOA1985-013(B)** Development Order Amendment (DOA) to allow a restaurant, fast food petition of Andrade Assoc. Ltd. Partnership, by Peter Russo, Agent. General Location: SE corner of Hypoluxo Rd and Military Trail (**HYPOLUXO PLAZA**).

Pages 183-201

Size: 1.0 acres ± (affected)  
9.44 acres ± (overall)

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to allow a restaurant, fast food.

**- END OF CONSENT AGENDA -**

**- START OF REGULAR AGENDA -**

**5. REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. PREVIOUSLY POSTPONED ZONING PETITIONS**

**C. ZONING PETITIONS**

11. **CA**

**2000-097**

Class A Conditional Use (CA) to allow a congregate living facility, type III petition of Dioceses of Palm Beach, by Land Design South, Agent. General Location: Approx. 0.5 mile north of Okeechobee Blvd on the east side of Haverhill Rd (**VILLA REGINA**).

Pages 202-218

Size: 9.14 acres ±

BCC District: 2

MOTION:

To recommend approval of the request for a Class A Conditional Use (CA) to allow a congregate living facility, type III.

12. **PDD**

**2000-098**

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of Michael Morton, by Kilday & Associates, Agent. General Location: NW corner of Hagen Ranch Rd and Flavor Pict Rd (**SAN MICHELE PUD**).

Page 219-245

Size: 139.8 acres ±

BCC District: 5

MOTION:

To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD).

13. **PDD**

**2000-099**

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with financial institution (requested use) petition of Whitworth Farms, by Kilday & Associates, Agent. General Location: NW corner of Hagen Ranch Rd and Flavor Pict Rd (**WHITWORTH FARMS MUPD**).

Pages 246-270

Size: 15.47 acres ±

BCC District: 5

MOTION:

To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with financial institution.

14. **Z/DOA1978-239(B)**

Official Zoning Map Amendment (Z) from Agricultural Residential (AR) and Residential Transitional Suburban (RTS) to Community Commercial (CC) and a Development Order Amendment (DOA) to add/delete land area, reconfigure site plan, add and relocate an access point and to modify/delete conditions of approval petition of St. Hermans Orthodox Church and Ann Throgmorton, by Sara Lockhart, Agent. General Location: Approx. 0.25 mile south of Hypoluxo Rd on the west side of Military Trail (**ST. HERMANS ORTHODOX CHURCH**).

Pages 271-286

Size: 0.913 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) and Residential Transitional Suburban (RTS) to Community Commercial (CC).

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add/delete land area, reconfigure site plan, add and relocate an access point and to modify/delete conditions of approval.

15. **PDD 2000-091**

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) and Community Commercial (CC) to Multiple Use Planned Development (MUPD) with restaurant, fast food (requested use) and a Resolution approving an Abandonment of Petition 91-046 petition of Frank Rainer, Ann Throgmorton, St. Hermans Orthodox Church, by Sara Lockhart, Agent. General Location: Approx. 0.25 mile west of Military Trail on the south side of Hypoluxo Rd. (**HYPOLUXO SQUARE**).

Pages 287-311

Size: 13.05 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) and Community Commercial (CC) to Multiple Use Planned Development (MUPD) with restaurant, fast food.

6. **DIRECTOR COMMENTS**

7. **COMMISSIONER COMMENTS**

8. **ADJOURNMENT**