

**Board of County Commissioners**

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**County Administrator**

Robert Weisman

**Department of Planning, Zoning & Building**  
100 Australian Avenue  
West Palm Beach, FL 33406  
Phone: 561-233-5200  
Fax: 561-233-5165



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

**May 3, 2001**

**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. Adoption of Agenda
- G. Disclosures

**2. POSTPONEMENTS (Page 1)**

**3. CONSENT AGENDA (Pages 2-3)**

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

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

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

**7. ADJOURNMENT (Page 7)**

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**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY May 3, 2001**

**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 this room at 9:30 A.M. on **Thursday, May 24, 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.

**2. POSTPONEMENTS AND REMANDS**

**A. POSTPONEMENTS**

**-END OF POSTPONEMENTS-**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

1. **DOA1974-081(E)**

Development Order Amendment (DOA) to add an access point and a Substantial Deviation Determination petition of Fox Property Venture, by Robert Bentz, Agent. General Location: Southwest corner of Okeechobee Blvd. and SR 7/US 441 (**FOX DRI- SOUTH MUPD**).

Pages 1-19

Size: 23.98 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add an access point.

MOTION: To recommend this is not a Substantial Deviation.

2. **Z2000-089**

Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Institutional Public Facility (IPF) petition of Wellington Regional Medical, by Anna Cottrell, Agent. General Location: Approximately 1600 feet north of Forest Hill Blvd. on the west side of SR 7/US 441 (**WELLINGTON MEDICAL OFFICE CAMPUS**).

Pages 20-39

Size: 4.34 acres ±

BCC District: 6

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Institutional and Public Facility (IPF) with a Conditional Overlay Zone (COZ).

3. **Z/DOA1984-076(G)**

Official Zoning Map Amendment (Z) from Residential Single Family /Special Exception (RS/SE) to Institutional Public Facility (IPF) and a Development Order Amendment (DOA) to add square footage and beds petition of Universal Health Services, Inc., by Anna Cottrell, Agent. General Location: Northwest corner of Forest Hill Blvd. and SR 7/US 441 (**WELLINGTON REGIONAL MEDICAL CENTER**).

Pages 40-65

Size: 25.19 acres ±

BCC District: 6

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential/Special Exception (RSER/SE) to Institutional and Public Facility (IPF).

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

**C. ADVERTISED STATUS REPORTS**

**4. SR1995-89.2**

Status Report for Resolution ZR-96-01 (Petition 95-89), the petition of Immanuel Mission Church. Property owner: Korean Immanuel Mission Church, Inc. General Location: Southwest corner of Westgate Avenue and Osceola Drive Current zoning: General Commercial with a Class B Conditional Use to allow a church or place of worship. **(IMMANUEL MISSION CHURCH)**

Pages 66-67

Size: 0.90 acres±

BCC District: 2

MOTION: To approve a two-year time extension, from March 19, 2001 to March 18, 2003, for Resolution ZR-96-01.

**- END OF CONSENT AGENDA -**

**- START OF REGULAR AGENDA -**

**4. REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. PREVIOUSLY POSTPONED ZONING PETITIONS**

**5. PDD2000-044(A)**

Official Zoning Map Amendment (PDD) from Residential Single Family (RS) to Multiple Use Planned Development (MUPD) petition of Let It Ride L.C., by Land Design South, Agent. General Location: Southeast corner of Lantana Road and High Ridge Road (**LANTANA HIGH RIDGE MUPD**).

Pages 68-90

Size: 3.68 acres ±

BCC District: 3

MOTION: To recommend **denial** of the request for an Official Zoning Map Amendment (PDD) from Residential Single Family (RS) to Multiple Use Planned Development (MUPD).

**C. ZONING PETITIONS**

**6. CA2000-088**

Class A Conditional Use (CA) to allow a church or place of worship petition of West Palm Beach Baptist Seventh Day, by Kenneth Kruger, Agent. General Location: Approximately 0.25 mile south of Elmhurst Road on the west side of Haverhill Road (**WPB BAPTIST SEVENTH DAY CHURCH**).

Pages 91-105

Size: 3.36 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a church or place of worship.

**7. DOA1976-139(D)**

Development Order Amendment (DOA) to re-designate land uses (recreation to residential) and add units petition of Sherbrooke Management Inc., by Scott Mosolf, Agent. General Location: Southwest corner of North Calumet Circle and Lyons Road (**SHERBROOKE ESTATES**).

Pages 106-131

Size: 6.15 acres ± (affected)  
534.99 acres ± (overall)

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to re-designate land uses (recreation to residential) and add units.

8. **DOA1999-058(A)**

Development Order Amendment (DOA) to modify conditions of approval petition of Home Devco/Tivoli LLC, by Bradley Miller, Agent. General Location: Approximately 1 mile south of Boynton Beach Blvd. on the west side of Hagen Ranch Road (**TIVOLI RESERVE PUD**).

Pages 132-154

Size: 79.13 acres ±

BCC District: 5

MOTION:

To recommend approval of the request for a Development Order Amendment (DOA) to modify conditions of approval.

9. **DOA1997-084(C)**

Development Order Amendment (DOA) to modify conditions of approval petition of Wright Southern and Stonybrooke Apartments, by Land Design South, Agent. General Location: Approximately 370 feet west of Jog Road on the south side of Boynton Beach Blvd. (**STONYBROOKE PUD**).

Pages 155-178

Size: 33.56 acres ±

BCC District: 5

MOTION:

To recommend approval of the request for a Development Order Amendment (DOA) to modify conditions of approval.

10. **DOA1987-024(I)**

Development Order Amendment (DOA) to modify conditions of approval, add square footage and reconfigure site plan petition of Robert J. Amsdell, TR, by Robert Basehart, Agent. General Location: Approximately 0.25 mile west of Jog Road on the south side of Lantana Road (**LANTANA ROAD PCD**).

Pages 179-198

Size: 18.28 acres ±

BCC District: 3

MOTION:

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

11. **CA2000-090**

Class A Conditional Use (CA) to allow a motion picture production studio, an outdoor entertainment use, a boarding and rooming house and a campground petition of Karen Padyjasek, by Kieran Kilday, Agent. General Location: North side of Pahokee Airport (**SKY DIVE AMERICA**).

Pages 199-216

Size: 5 acres ±

BCC District: 6

MOTION:

To recommend approval of the request for a Class A Conditional Use (CA) to allow a motion picture production studio, an outdoor entertainment use, a boarding and rooming house and a campground.

12. **DOA1976-006(A)**

Development Order Amendment (DOA) to reconfigure site plan and add restaurant, fast food (requested use) petition of Daniel T. Bakst, as Trustee, by William Boose, Agent. General Location: Southwest corner of Benoist Farms Road and Okeechobee Blvd. (**SEDONA COMMONS MUPD**).

Pages 217-240

Size: 20.66 (Tract C- 6.03 ac.) acres ± BCC District: 2

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to reconfigure site plan and add restaurant, fast food (requested use) and to add an access point.

13. **PDD/DOA1976-007(D)**

Official Zoning Map Amendment (PDD) from Planned Unit Development (PUD) to Multiple Use Planned Development (MUPD) and a Development Order Amendment (DOA) to add land area, reconfigure site plan, modify/delete conditions of approval, add square footage, to allow vehicle sales and rental and to allow a congregate living facility type III (requested uses) petition of Bluegreen Enterprises, by Sara Lockhart, Agent. General Location: Approximately 200 feet west of Skees Road on the south side of Okeechobee Blvd. (**OKEECHOBEE BLVD MUPD**).

Pages 241-282

Size: 17.44 acres ± (existing) BCC District: 2  
24.53 (+7.09) acres ± (overall)

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

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add land area, reconfigure site plan, modify/delete conditions of approval, allow vehicle sales and rental and to allow a congregate living facility type III (requested uses).

14. **DOA1995-063(B)**

Development Order Amendment (DOA) to modify conditions of approval, reconfigure site plan and add general repair and maintenance (requested use) petition of Costco Wholesale Corp, by Kieran Kilday, Agent. General Location: Approximately 0.8 mile north of Clint Moore Road on the east side of Congress Avenue (**COSTCO (aka APPLES & ORANGES)**).

(Separate Cover)

Size: 27.77 (-.11 LWDD) acres ± (existing) BCC District: 4  
27.88 acres ± (previous)

MOTION: To recommend **denial** of the request for a Development Order Amendment (DOA) to modify conditions of approval, reconfigure site plan and add general repair and maintenance (requested use).

- 5. DIRECTOR COMMENTS**
- 6. COMMISSIONER COMMENTS**
- 7. ADJOURNMENT**