

Board of County Commissioners

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

APRIL 5, 2002

**FRIDAY
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/WITHDRAWALS (Page 1)

3. CONSENT AGENDA (Page 2-3)

4. REGULAR AGENDA (Page 4-7)

5. DIRECTOR COMMENTS (Page 7)

6. COMMISSIONER COMMENTS (Page 7)

7. ADJOURNMENT (Page 7)

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**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

FRIDAY, APRIL 5, 2002

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 application 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, **April 25, 2002**, 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 WITHDRAWALS

A. POSTPONEMENTS

- 1. **DOA1980-153(J)** Title: Resolution approving a Development Order Amendment, petition of Aberdeen Golf & Country Club, by Sam Eardy, Agent. Request: To re-designate land use (open space to recreation). General Location: Approx. 600 feet west of Jog Rd. on the north side of Gateway Blvd. (**ABERDEEN PUD**)

Page 1

Size: 1.01 acres ±

BCC District: 3

MOTION: None required. Postponed by right to Thursday, May 2, 2002. (Petitioner requested 30 days.)

B. WITHDRAWALS

- END OF POSTPONEMENTS AND WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

2. **W/Z2001-068** Title: Resolution approving a Waiver of Minimum Density petition of Terrance Kirchman, by Glen Miller, Agent. Request: To waive the minimum density requirement. Title: Resolution approving an Official Zoning Map Amendment, petition of Terrance Kirchman, by Glen Miller, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Single Family (RS). General Location: Approx. 1 mile south of SR 880 and 1 mile east of SR 80. **(KIRCHMAN REZONING)**

Pages 2-15

Size: 17.25 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a Waiver of Minimum Density to waive the minimum density requirement.

MOTION: To recommend approval of the request for an Official Zoning Map Amendment rezoning from Agricultural Residential to Residential Single Family.

3. **DOA1993-007(B)** Title: Resolution approving a Development Order Amendment, petition of STJ Properties, by Anna Cottrell, Agent. Request: To reconfigure site plan and add square footage. General Location: Approx. 2 miles south of Boynton Beach Blvd. on the west side of SR 7/US 441. **(MONTE PACKAGING)**

Pages 16-33

Size: 8.83 acres ±

BCC District: 3

MOTION: To adopt a resolution approving the request for a Development Order Amendment to reconfigure site plan and add square footage.

4. **Z/COZ1996-115(B)** Title: Resolution approving an Official Zoning Map Amendment, petition of L&G Enterprises Inc., by Richard Carlson, Agent. Request: Rezoning from Residential Planned Unit Development (PUD) to Residential High Density with a Conditional Overlay Zone (RH/COZ). General Location: Approx. 2500 feet south of Hypoluxo Rd. on the east side of Jog Rd. **(AZURA TOWNHOUSES)**

Pages 34-51

Size: 4.79 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment from Residential Planned Unit Development to Residential High Density with a Conditional Overlay Zone.

5. **Z/COZ2001-054** Title: Resolution approving an Official Zoning Map Amendment, petition of Ruben & Martha Espinoza and Sofia Gomez by Helen LaValley, Agent. Request: Rezoning from Residential Medium Density (RM) to Light Industrial (IL). General Location: Approx. 500 feet north of Okeechobee Blvd. on the west side of Scott Rd. (**ESPINOZA REZONING**)

Pages 52-64

Size: 0.32 acres ±

BCC District: 2

MOTION: To recommend approval of the request for an Official Zoning Map Amendment from Residential Medium Density to Light Industrial with a Conditional Overlay Zone.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

- 6. **DOA1990-017(B)** Title: Resolution approving a Development Order Amendment, petition of Lawrence Gabriel, by Robert Basehart, Agent. Request: To reconfigure site plan, modify/delete conditions and to allow a funeral home (requested use). General Location: Approx. 500 feet east of Hagen Ranch Rd. on the south side of Boynton Beach Blvd. (**BOYNTON SELF STORAGE**)

Page 65-93

Size: 6.32 acres ±

BCC District: 5

MOTION: To recommend approval of the request for a Development Order Amendment to reconfigure site plan, modify/delete conditions and to allow funeral home.

- 7. **DOA1987-006(D)** Title: Resolution approving a Development Order Amendment, petition of Auto Nation Imports Palm Beach Inc. and Taurus Assoc. Inc., by Kim Juran, Agent. Request: To add land area and display spaces. General Location: SW corner of Okeechobee Blvd. and Congress Ave. (**LEXUS OF PALM BEACH**)

Pages 94-117

Size: 4.04 acres ± (overall)

BCC District: 2

MOTION: To recommend approval of the request for a Development Order Amendment to add land area and display spaces.

- 8. **DOA1980-236(B)** Title: Resolution approving a Development Order Amendment, petition of Gary and Julie Weston by Land Design South, Agent. Request: To reconfigure site plan and amend conditions of approval. General Location: SW corner of Cambridge St. and Military Trail (**CAMBRIDGE AUTO SALES**)

Pages 118-147

Size: 0.84 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment to reconfigure site plan and amend conditions of approval.

C. ZONING PETITIONS

- 9. **PDD2001-070** Title: Resolution approving an Official Zoning Map Amendment, petition of GL Homes, by Kilday & Associates, Inc., Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Planned Unit Development (PUD). General Location: Approx. 1400 feet north of Sims Rd. on the west side of Jog Rd. (**VALENCIA VII**)

Pages 148-173

Size: 236.5 acres ±

BCC District: 5

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

- 10. **CA2001-027** Title: Resolution approving a Class A Conditional Use, petition of True Tabernacle Ministries, by Ron Uphoff, Agent. Request: To allow a church or place of worship and to allow a daycare, general. General Location: Approx. 1,600 feet east of Congress Ave. on the north side of 2nd Ave. (**TRUE TABERNACLE**)

Pages 174-188

Size: 4.8 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Class A Conditional Use to allow a church or place of worship and to allow a daycare, general.

- 11. **DOA1995-017(G)** Title: Resolution approving a Development Order Amendment, petition of Addison Court Inc., by Land Design South, Agent. Request: To add square footage and delete condition of approval. General Location: NE corner of Military Trail and Clint Moore Rd. (**ADDISON COURT**)

Pages 189-207

Size: 6.24 acres ±

BCC District: 4

MOTION: To adopt a resolution approving the request for a Development Order Amendment to add square footage and delete condition of approval.

- 12. **DOA1981-172(A)** Title: Resolution approving a Development Order Amendment, petition of Intra Coastal Packing, by Bradley Miller, Agent. Request: To add land area and square footage. General Location: SE corner of Military Trail and Marilyn Dr. (**INTRA COASTAL PACKING**)

Pages 208-228

Size: 0.71 acres ± (existing)
1.01 acres ± (proposed)

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment to add land area and square footage.

13. **CA1989-095(B)** Title: Resolution approving a Class A Conditional Use, petition of Joseph Basil & Joel Julien by Kevin McGinley, Agent. Request: To allow a church or place of worship. General Location: SW corner of Haverhill Road and Horseshoe Circle North. (**EBEN-EZER BAPTIST CHURCH**)

Pages 229-243

Size: 1.98 acres ±

BCC District: 2

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

14. **PDD/TDR2001-059** Title: Resolution approving an Official Zoning Map Amendment, petition of MI HOMES by Julian Bryan and Chip Bryan, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) Zoning District. Title: Resolution approving a Transfer of Development Rights, petition of MI HOMES by Julian Bryan and Chip Bryan, Agent. Request: Transfer of Development Right for 25 units and to designate this petition as the receiving area. General Location: SE Corner of Lake Ida Road and Hagen Ranch Road. (**BETHESDA PUD**)

Pages 244-265

Size: 23.1 acres ±

BCC District: 5

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

MOTION: To recommend approval of the request for a Transfer of Development Rights for 25 units and to designate this petition as the receiving area.

15. **Z/COZ2001-060** Title: Resolution approving an Official Zoning Map Amendment, petition of Anna S. Cottrell & Associates by Anna S. Cottrell, AICP, Agent. Request: Rezoning from Neighborhood Commercial (CN) and Multi-Family Residential (Medium Density) (RM) to General Commercial with a Conditional Overlay Zone (CG/COZ). General Location: Approx. 1000 feet west of Congress Ave. on the south side of Lake Worth Rd. (**BSC PROPERTY / LAKE WORTH ROAD**)

Pages 266-284

Size: 3.73 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment from Neighborhood Commercial and Multi-Family Residential (Medium Density) to General Commercial with a Conditional Overlay Zone.

16. **Z/COZ1998-073(3)** Title: Resolution approving an Official Zoning Map Amendment, petition of Herbert and Karl Kahlert as Co-Trustees by, Kieran J. Kilday, Agent. Request: Rezoning Agricultural Residential (AR) to Commercial High Office with a Conditional Overlay Zone (CHO/COZ). General Location: SW corner of Boynton Beach Blvd. and Hagen Ranch Road. (**MONTEREY PROFESSIONAL CENTER**)

Pages 285-308

Size: 4.94 acres ±

BCC District: 5

MOTION: To recommend approval of the request for an Official Zoning Map Amendment rezoning Agricultural Residential to Commercial High Office with Conditional Overlay Zone.

17. **PDD2001-040** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Shih C. Ching, by Kevin McGinley, Agent. Request: Rezoning from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a self-service storage facility (requested use). General Location: SW corner of the Florida Turnpike and Lake Worth Rd. (**POLO LAKES OFFICE PARK**)

Pages 309-326

Size: 4.57 acres ±

BCC District: 6

MOTION: To recommend approval of the request for an Official Zoning Map Amendment from Agricultural Residential to Multiple Use Planned Development with a self-service storage facility.

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