

**Board of County Commissioners**

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

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

**MARCH 7, 2002**

**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/WITHDRAWALS (Page 1)**

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

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

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

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

**7. ADJOURNMENT (Page 6)**

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**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY, MARCH 7, 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 4, 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. **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 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 1

Size: 6.32 acres ±

BCC District: 5

MOTION: None required. [Reason: By right postponement to April 5, 2002]

**B. WITHDRAWALS**

**- END OF POSTPONEMENTS AND WITHDRAWALS -**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

2. **Z2001-069** Title: Resolution approving an Official Zoning Map Amendment petition of George Kirkman and Pamela Crawford, by Charles Putnam, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Transitional (RT) Zoning District. General Location: Approx. 0.75 mile east of Jog Rd. on the south side of Western Way. (**KIRKMAN REZONING**)

Pages 2-13

Size: 5.2 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment rezoning from Agricultural Residential (AR) to Residential Transitional with a Conditional Overlay Zone (RT/COZ) Zoning District.

3. **Z/COZ2001-075** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone petition of US Postal Service, by Kilday & Associates, Agent. Request: Rezoning from Agricultural Residential (AR) to Public Ownership with a Conditional Overlay Zone (PO/COZ) Zoning District. General Location: SE corner of Northlake Blvd. and Coconut Blvd. (**NORTHLAKE POST OFFICE**)

Pages 14-31

Size: 11.25 acres ±

BCC District: 6

MOTION: To recommend approval of the request for an Official Zoning Map Amendment with a Conditional Overlay Zone rezoning from Agricultural Residential (AR) to Public Ownership with a Conditional Overlay Zone (PO/COZ) Zoning District.

4. **DOA1997-104(B)** Title: Resolution approving a Development Order Amendment petition of The Oaks of Boca Raton Centure L.P., by Kilday & Associates, Inc., Agent. Request: to reconfigure master plan; modify/delete conditions of approval. General Location: Approx. 600 feet north of Clint Moore Rd. on the east side of SR 7/US441. (**THE OAKS OF BOCA RATON (aka RAINBOW PUD)**)

Pages 32-62

Size: 17.0 acres ± (affected)

BCC District: 5

410.35 acres ± (including preserve, 163 developable area)

MOTION: To recommend approval of the request for a Development Order Amendment to reconfigure master plan and modify/delete conditions of approval.

5. **PDD2001-053** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Boos Development Group Inc. by Kilday & Associates, Agent. Request: Rezoning from Agricultural Residential (AR) and General Commercial (CG) and General Commercial/Special Exception/Planned Commercial Development (CG/SE/PCD) to Multiple Use Planned Development (MUPD) Zoning District with 2 restaurants, fast food (requested uses). General Location: Approx. 200 feet south of Melaleuca Ln. on the west side of Military Trail. (**MILITARY MELALEUCA MUPD**)

Pages 63-88

Size: 15.16 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment to a Planned Development District rezoning from Agricultural Residential (AR) and General Commercial (CG) and General Commercial/Special Exception/Planned Commercial Development (CG/SE/PCD) to Multiple Use Planned Development (MUPD) Zoning District with 2 restaurants, fast food (requested uses).

6. **PDD2001-028** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Wellington Storage Ltd. Partners, by Geoff Slugget, Agent. Request: Rezoning from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) Zoning District and to allow a self-service storage facility (requested use). General Location: Approx. 2,000 feet north of Forest Hill Blvd. on the west side of SR 7/US 441. (**WELLINGTON MUPD**)

Pages 89-108

Size: 7.08 acres ±

BCC District: 6

MOTION: To recommend approval of the request for an Official Zoning Map Amendment to a Planned Development District rezoning from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) Zoning District and to allow a self-service storage facility (requested use).

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 parking spaces. General Location: SW corner of Okeechobee Blvd. and Congress Ave. (**LEXUS OF PALM BEACH**)

Pages 109-130

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.

**- END OF CONSENT AGENDA -**

**- START OF REGULAR AGENDA -**

**4. REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. PREVIOUSLY POSTPONED ZONING PETITIONS**

8. **PDD/DOA1984-159(B)** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD1984-159(B) petition of Chris Doyle, by Joe Verdone, Agent. Request: Rezoning from Residential Medium Density (RM) to Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Development Order Amendment DOA1984-159(B) petition of Chris Doyle, by Joe Verdone, Agent. Request: to add land area and square footage. General Location: SW corner of Ellison Wilson Rd. and PGA Blvd. (**HATTIES LANDING**).

Pages 131-166

Size: 3.97 acres ±

BCC District: 1

MOTION: To recommend approval of the request for an Official Zoning Map Amendment to a Planned Development District rezoning from Residential Medium Density (RM) to Multiple Use Planned Development District (MUPD) Zoning District.

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

**C. REMANDED ZONING PETITION**

9. **DOA1995-022(B)** Title: Resolution approving a Development Order Amendment petition of Chrysler Realty Corp. by Kim Glas-Castro and Bonnie Miskel, Agent. Request: to reconfigure site plan, delete square footage, modify/delete conditions of approval and to add general repair and maintenance (requested use). General Location: South side of Okeechobee Blvd., immediately west of Florida's Turnpike (**ARRIGO DODGE**).

Pages 167-193

Size: 29.09 acres ±

BCC District: 2

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

**D. ZONING PETITIONS**

10. **DOA1977-041(B)** Title: Resolution approving a Development Order Amendment petition of Greater Yamaha of Palm Beach, by Russell Scott, Agent. Request: to add square footage, to allow vehicle sales and rental and general repair and maintenance (requested uses). General Location: Approx. 600 feet north of Cherry Rd. on the east side of Military Trail. **(GREATER YAMAHA OF PALM BEACH)**

Pages 194-222

Size: 3.99 acres ± (affected)  
9.98 acres ± (overall)

BCC District: 2

MOTION: To recommend approval of the request for a Development Order Amendment to add square footage, to allow vehicle sales and rental and general repair and maintenance (requested uses).

11. **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 223-248

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.

12. **CA2001-057** Title: Resolution approving a Class A Conditional Use petition of The William Chinnick Charitable Foundation, Inc. by Land Design South, Agent. Request: to allow a private school and a church or place of worship. General Location: NW corner of Boynton Beach Blvd. and Acme Dairy Rd. **(ST. JOSEPH'S HIGH SCHOOL)**

Pages 249-269

Size: 50.76 acres ±

BCC District: 5

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

- 13. **Z/COZ2001-058** Title: Resolution approving Official Zoning Map Amendment with Conditional Overlay Zone petition of Lawrence R. Covey by Bernard A. Conko, Agent. Request: Rezoning from Residential Medium Density (RM) to Light Industrial with a Conditional Overlay Zone (IL/COZ) Zoning District. General Location: Approx. 0.15 mile north of Okeechobee Blvd. on east side of Scott Ave. (**COVEY / REZONING**)

Pages 270-283

Size: 0.63 acres ±

BCC District: 2

MOTION: To recommend approval of the request for an Official Zoning Map Amendment with a Conditional Overlay Zone rezoning from Residential Medium Density (RM) to Light Industrial with a Conditional Overlay Zone (IL/COZ) Zoning District.

- 14. **DOA/CB1995-091(A)** Title: Resolution approving a Development Order Amendment petition of Bruce Frey, by David Carpenter, Agent. Request: to reconfigure site plan. Title: Resolution approving a Class B Conditional Use petition of Bruce Frey, by David Carpenter, Agent. Request: to allow a car wash facility. General Location: SW corner of Okeechobee Blvd. and Florida Mango Rd. (**OKEECHOBEE SERVICE STATION**).

Pages 284-303

Size: 0.69 acres ±

BCC District: 2

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

MOTION: To adopt a resolution approving the request for a Class B Conditional Use to allow a car wash facility.

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