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

MAY 2, 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. Disclosures

2. POSTPONEMENTS/WITHDRAWALS (Page 1)

3. CONSENT AGENDA (Page 2-4)

4. REGULAR AGENDA (Page 5-7)

5. DIRECTOR COMMENTS (Page 7)

6. COMMISSIONER COMMENTS (Page 7)

7. ADJOURNMENT (Page 7)

Web address: www.pbcgov.com/pzb/

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, MAY 2, 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, **May 23, 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. Disclosures.

2. POSTPONEMENTS AND WITHDRAWALS

- A. POSTPONEMENTS**
- B. WITHDRAWALS**

- END OF POSTPONEMENTS AND WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

1. **DOA1997-031(A)** Title: Resolution approving a Development Order Amendment petition of Century Citrus Isles Corp. by Press Tompkins, Jr, P.E., Agent. Request: To delete land area and reconfigure site plan. General Location: Approximately 2,400 feet south of Lake Worth Road on the west side of Lyons Road (**LAKE WORTH / LYONS PUD**).

Pages 1-17

Size: 29.47 acres ±

BCC District: 6

MOTION: To recommend approval of the request to delete land area and modify site plan.

2. **Z/CA2002-002** Title: Resolution approving an Official Zoning Map Amendment petition of Lance S. Uhley, Trustee by Robert Basehart, Agent. Request: Rezoning from Agricultural Residential (AR) to Community Commercial (CC) Zoning District. Title: Resolution approving a Class A Conditional Use petition of Lance S. Uhley, Trustee by Robert Basehart, Agent. Request: To allow a restaurant, fast food. General Location: Approximately 250 feet north of Lantana Road on the west side of SR 7/US 441 (**DUNKIN DONUTS**).

Pages 18-31

Size: 1.01 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a rezoning from Agricultural Residential to Community Commercial.

MOTION: To recommend approval of the request to allow a restaurant, fast food.

3. **DOA1984-130(H)** Title: Resolution approving a Development Order Amendment petition of Emerald Dunes Golf LLC, by Kim Juran, Agent. Request: To reconfigure master plan, add units, re-designate land uses and a Substantial Deviation Determination. General Location: NE corner of Jog Road and Okeechobee Boulevard (**VISTA CENTER DRI**).

Pages 32-70

Size: 33.5 acres ± (affected)
501.11 acres ± (overall)

BCC District: 2

MOTION: This is not a Substantial Deviation Determination.

MOTION: To recommend approval of the request to reconfigure master plan, add units and re-designate land uses.

4. **DOA1984-173(C)** Title: Resolution approving a Development Order Amendment petition of Medina LLC by Helen LaValley, Agent. Request: To modify site plan to add square footage and to allow an auto paint and body shop (requested use). General Location: Approximately 300 feet west of Seminole Avenue on the south side of Westgate Avenue (**LEWIS PCD**).

Pages 71-89

Size: 1.7 acres ±

BCC District: 2

MOTION: To recommend approval of the request to modify site plan to add square footage and to allow an auto paint and body shop.

5. **Z/COZ2001-056** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone petition of Palm Beach Carpenters Joint Holding Company by Scott Mosolf, Agent. Request: Rezoning from Residential Medium Density (RM) to General Commercial (CG) Zoning District. General Location: East side of Congress Avenue between Belvedere Road and Westgate Avenue (**CARPENTERS UNION**).

Pages 90-105

Size: 2.46 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a rezoning from Residential Medium Density to General Commercial with a Conditional Overlay Zone.

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

Page 106-127

Size: 1.01 acres ±

BCC District: 3

MOTION: To recommend approval of the request to re-designate land use (open space to recreation).

7. **DOA1978-273(A)** Title: Resolution approving a Development Order Amendment petition of Pine Trail Square Center LLC by Winston Lee, Agent. Request: To allow a fitness center in excess of 15,000 square feet (requested use). General Location: SW corner of Okeechobee Boulevard and Military Trail (**PINE TRAIL SHOPPING CENTER**).

Pages 128-143

Size: 28.72 acres ±

BCC District: 2

MOTION: To recommend approval of the request to allow a fitness center in excess of 15,000 square feet.

8. **PDD2002-001** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Engle Homes/ Palm Beach Inc. by Kieran J. Kilday, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) Zoning District. General Location: Approximately 0.5 mile west of the intersection of Legends Way and Linton Boulevard on the east side of the Florida Turnpike (**GRAND HAVEN PUD**).

Pages 144-161

Size: 78.95 acres ±

BCC District: 5

MOTION: To recommend approval of the request for a rezoning from Agricultural Residential to Residential Planned Unit Development.

9. **DOA2000-020(A)** Title: Resolution approving a Development Order Amendment petition of Phoenix 441 Land Development Ltd by Press Tompkins Jr, P.E., Agent. Request: To reconfigure master plan; modify/delete conditons and to allow a self-service storage facility (requested use). General Location: Approximately 3,600 feet north of Lantana Road on the west side of SR 7/US 441 (**CYPRESS LAKES PRESERVE MUPD**).

Pages 162-185

Size: 5.8 acres ±

BCC District: 6

MOTION: To recommend approval of the request to reconfigure master plan; modify/delete conditons and to allow a self-service storage facility.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

- 10. **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 Boulavard and Congress Avenue (**LEXUS OF PALM BEACH**).

Pages 186-210

Size: 4.04 acres ± (overall)

BCC District: 2

MOTION: To recommend approval of the request to add land area and display spaces.

- 11. **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: Approximately 1,600 feet east of Congress Avenue on the north side of 2nd Avenue (**TRUE TABERNACLE**).

Pages 211-226

Size: 4.8 acres ±

BCC District: 3

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

- 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 Drive (**INTRA COASTAL PACKING**).

Pages 227-249

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

BCC District: 3

MOTION: To recommend approval of the request 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 250-264

Size: 1.98 acres ±

BCC District: 2

MOTION: To recommend approval of the request to allow a church or place of worship.

C. ZONING PETITIONS

14. **Z2002-004** Title: Resolution approving an Official Zoning Map Amendment petition of Robert V. Kenna by Jeff Iravani, Agent. Request: Rezoning from Residential Single Family (RS) to Residential Transitional Suburban (RTS) Zoning District. General Location: Approximately 1,200 feet south of Seminole Beach Boulevard on the east and west sides of Banyan Boulevard (**KENNA PROPERTY**).

Pages 265-275

Size: 9.18 acres ±

BCC District: 1

MOTION: To recommend approval of the request for a rezoning from Residential Single Family to Residential Transitional Suburban.

15. **CA2002-006** Title: Resolution approving a Class A Conditional Use petition of Ray Van Tine and Robert & Arlene Nalesnik by Sara Lockhart, Agent. Request: To allow a charter school for 550 students. General Location: Approximately 290 feet east of Davis Road on the north side of Melaleuca Lane (**JFK MEDICAL CENTER CHARTER SCHOOL**).

Pages 276-296

Size: 6.2 acres ±

BCC District: 3

MOTION: To recommend approval of the request to allow a charter school.

16. **PDD2001-043** Title Resolution approving an Official Zoning Map Amendment petition of Garden Oaks Center Ltd, by Donaldson Hearing & Brian Chequis, Agent. Request: Rezoning from Residential Estate (RE) to Multiple Use Planned Development (MUPD) Zoning District. General Location: NW corner of Square Lakes Drive and Military Trail (**SQUARE LAKES NORTH**).

Pages 297-312

Size: 3.06 acres ±

BCC District: 1

MOTION: To recommend approval of the request for a rezoning from Residential Estate to Multiple Use Planned Development.

17. **PDD1997-004(B)** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Don Stiller by Robert Basehart, Agent. Request: Rezoning from Agricultural Residential (AR) and Residential Estates (RE) to Multiple Use Planned Development (MUPD) Zoning District and to allow general repair and maintenance and a convenience store with gas sales and a car wash facility (requested uses). General Location: NE corner of Jog Road and Boynton Beach Boulevard (**KEREKES PLAZA**).

Pages 313-339

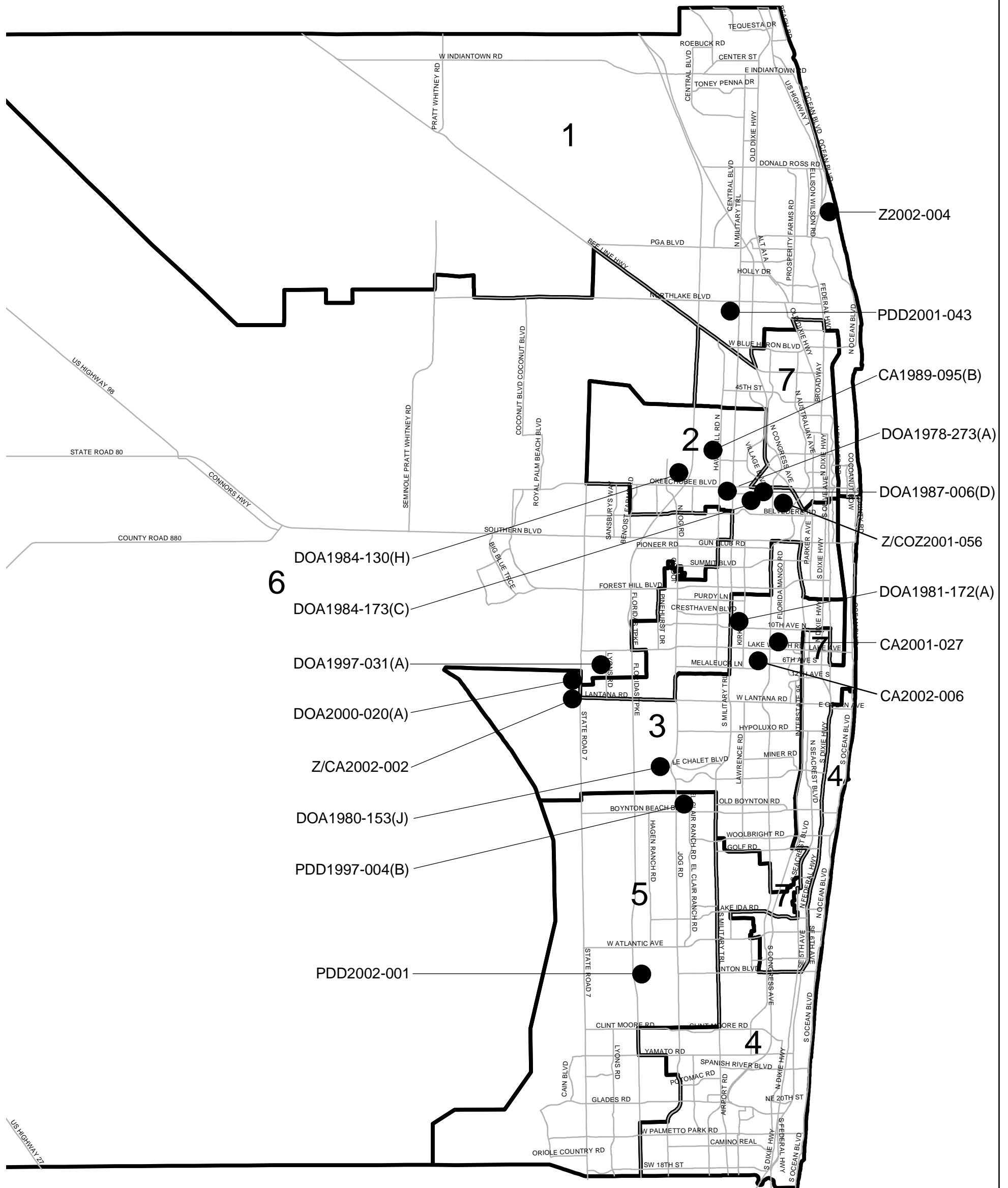
Size: 24.84 acres ±

BCC District: 5

MOTION: To recommend approval of the request for a rezoning from Agricultural Residential and Residential Estates to Multiple Use Planned Development, and to allow general repair and maintenance, a convenience store with gas sales, and a car wash facility.

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

PALM BEACH COUNTY ZONING COMMISSION PUBLIC HEARING THURSDAY, MAY 2, 2002



9:00 A.M. IN THE JANE M. THOMPSON
MEMORIAL CHAMBERS
301 N. OLIVE AVE.
WEST PALM BEACH, FL 33401

In accordance with the ADA, this document may be requested in an alternative format. Auxiliary aids or services will be provided upon request with at least three days notice. Please contact Julie McKinney Zoning at 233-5221.

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