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

**DECEMBER 6, 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. Disclosures

**2. COMMISSIONER COMMENTS (Page 1)**

**3. POSTPONEMENTS/WITHDRAWALS/REMANDS (Pages 1-2 )**

**4. CONSENT AGENDA (Pages 3-4 )**

**5. REGULAR AGENDA (Pages 5-7 )**

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

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

**8. ADJOURNMENT (Page 7)**

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**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**FRIDAY DECEMBER 6, 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 January 9, 2003**, 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. COMMISSIONER COMMENTS**

**3. POSTPONEMENTS/WITHDRAWALS/REMANDS**

**A. POSTPONEMENTS**

- 1. **PDD2002-011** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Lawrence Gideon Johnson by George G. Gentile, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development District (MUPD). General Location: SE corner of Belvedere Rd. and the Florida Turnpike. (**JOHNSON PROPERTY MUPD**)

Page 1

Size: 54.6 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days (January 6, 2003). (Petitioner requested)

**B. WITHDRAWALS**

2. **PDD2002-016** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of James J. O'Brien, Trustee by Kieran J. Kilday, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District with a self service storage facility and accessory vehicle rental (requested uses). General Location: North side of Lantana Rd., west of Florida's Turnpike. (**LANTANA/TURNPIKE SSSF**)

Page 2

Size: acres 10.06 ±

BCC District: 2

MOTION: None. (Request withdrawn by petitioner)

**C. REMANDS**

3. **PDD/TDR2001-066A** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of James Shillinglaw, Franceska Malck, Raja Malek by Press Tompkins Jr, P.E., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Transfer of Development Rights petition of James Shillinglaw, Franceska Malek, Raja Malek by Press Tompkins Jr, P.E., Agent. Request: To allow the Transfer of Development Rights for 22 units and to designate this petition as the receiving area. General Location: SE corner of Palomino Drive and SR 7/US 441 (**PALOMINO PLACE PUD**).

Page N/A

Size: 39.3 acres ±

BCC District: 6

MOTION: To remand the request back to the January 15, 2003, Development Review Committee meeting for further review.

**- END OF POSTPONEMENTS, WITHDRAWALS -**

4. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

4. **Z2002-051** Title: Resolution approving an Official Zoning Map Amendment petition of Rene & Gina Tercilla by Rene & Gina Tercilla, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Southeast corner of Wilson Rd. and Cleary Rd. (**TERCILLA REZONING**).

Pages 3 -15

Size: 4.06 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential Zoning District to the Residential Transitional Zoning District with a Conditional Overlay Zone.

5. **PDD2002-038** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Stratford Greens LLC & A.E. Verzall by Robert Bentz, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development District (PUD). General Location: Northwest corner of Military Trail and Flavor Pict Rd. (**COLONY PRESERVE PUD**).

Pages 16 -40

Size: 35.49 acres ±

BCC District: 5

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

6. **DOA1978-040B** Title: Resolution approving a Development Order Amendment petition of Wellman Care Inc. by Kevin McGinley, Agent. Request: To redesignate land uses, to modify/delete conditions and to add a daycare, general. General Location: Northwest corner of Military Trail and Melaleuca Ln. (**IMAGINATION STATION (AKA WELLMAN PLAZA)**).

Pages 41 - 68

Size: 3.5 acres ±

BCC District: 2

MOTION: To recommend approval of the request to redesignate land uses, to modify/delete conditions and to add a daycare, general.

**C. STATUS REPORT**

7. **SR 94-40.3** Status Report for Resolution R-94-6 (Petition 94-40), the petition of Byron V. Reid, VMD. Property owner: Byron V. Reid. Location: Approx. 1.75 mile north of Southern Blvd. on the east side of "F" Rd. Current zoning: Agricultural Residential with a Class B Conditional Use to allow a veterinary clinic. **(REID VETERINARY CLINIC)**

Pages 69 - 71

Size: 5.00 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a time extension, from October 20, 2002, to May 10, 2003, to commence development of the last phase.

**- END OF CONSENT AGENDA -**

## - START OF REGULAR AGENDA -

## 5. REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. PREVIOUSLY POSTPONED ITEMS

8. **PDD2002-020** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of George & Dorothy Haas by Robert Bentz, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approx. 0.25 mile south of Lake Worth Rd. on the east side of Lyons Rd. (**BERNARD HAAS PUD**).

Pages 72 - 98

Size: 47.96 acres ±

BCC District: 6

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

## C. ZONING PETITIONS

9. **Z/DOA1981-096C** Title: Resolution approving an Official Zoning Map Amendment petition of Solid Waste Authority by Kieran J. Kilday, Agent. Request: Rezoning from the Residential Single Family (RS) Zoning District to the Public Ownership (PO) Zoning District. Title: Resolution approving a Development Order Amendment petition of Solid Waste Authority by Kieran J. Kilday, Agent. Request: To add land area, reconfigure site plan and modify/delete conditions of approval. General Location: South side of Lantana Rd. bounded on the east by I-95 and the west by High Ridge Rd. (**LANTANA TRANSFER STATION**).

Pages 99 - 130

Size: 63.38 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a rezoning from the Residential Single Family Zoning District to the Public Ownership Zoning District.

MOTION: To recommend approval of the request to add land area, reconfigure site plan and modify/delete condition of approval.

10. **Z/CA2002-045** Title: Resolution approving an Official Zoning Map Amendment petition of Tom Head Jr. by Kieran J. Kilday, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Low Office (CLO) Zoning District. Title: Resolution approving a Class A Conditional Use petition of Tom Head Jr. by Kieran J. Kilday, Agent. Request: To allow a medical office and a veterinary clinic. General Location: Approx. 1,650 feet east of Hagen Ranch Rd. on the south side of Boynton Beach Blvd. (**BOYNTON BEACH BLVD. MEDICAL OFFICE**).

Pages 131 - 151

Size: 2.16 acres ±

BCC District: 5

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential Zoning District to the Commercial Low Office Zoning District.

MOTION: To recommend approval of the request to allow a medical office and a veterinary clinic.

11. **DOA1989-088A** Title: Resolution approving a Development Order Amendment petition of SCI Funeral Service of Florida by Housh Ghovae, Agent. Request: To add square footage. General Location: Northwest corner of Kirk Rd. and 10th Ave North (**MEMORY GARDENS**).

Pages 152 - 177

Size: 36.72 acres ±

BCC District: 3

MOTION: To recommend approval of the request to add square footage.

12. **DOA1997-085A** Title: Resolution approving a Development Order Amendment petition of Meadowland Development Corp by Helen LaValley, Agent. Request: To add land area (12.04 acres), add units and to modify/delete conditions. General Location: Approx. 3,400 feet north of Gateway Blvd. bound on the east by Military Trail and the west by Haverhill Rd. (**GATEWAY GARDENS PUD**).

Pages 178 - 213

Size: 39.30 acres ±

BCC District: 3

MOTION: To recommend approval of the request to add land area, add units and to modify/delete conditions.

13. **PDD/TDR2002-026** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Celebration Church by Jennifer Morton, Agent. Request: Rezoning from the Residential Transitional Suburban (RTS) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Transfer of Development Rights petition of Celebration Church by Jennifer Morton, Agent. Request: To allow the Transfer of Development Rights for 2 units and designate this petition as the receiving area. General Location: Approx. 500 feet west of Sansbury's Way on the south side of Okeechobee Blvd. (**CELEBRATION LAKE PUD**).

Pages 214 - 239

Size: 19.55 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a rezoning from the Residential Transitional Suburban Zoning District to the Residential Planned Unit Development District.

MOTION: To recommend approval of the request to allow the Transfer of Development Rights for 2 units and designate this petition as the receiving area.

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