

Warren H. Newell, Chairman
Carol A. Roberts, Vice Chair
Karen T. Marcus
Mary McCarty
Burt Aaronson
Tony Masilotti
Addie L. Greene



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

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

October 3, 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. COMMISSIONER COMMENTS (Page 1)**
- 3. POSTPONEMENTS/WITHDRAWALS/REMANDS (Pages 1-2)**
- 4. CONSENT AGENDA (Pages 3-5)**
- 5. REGULAR AGENDA (Pages 6)**
- 6. DIRECTOR COMMENTS (Page 6)**
- 7. COMMISSIONER COMMENTS (Page 6)**
- 8. ADJOURNMENT (Page 6)**

Web address: www.pbcgov.com/pzb/

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY OCTOBER 3, 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 **October 24, 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. COMMISSIONER COMMENTS

3. POSTPONEMENTS, WITHDRAWALS AND 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: 2

MOTION: To postpone sixty (60) days (December 6, 2002). (petitioner requested)

B. WITHDRAWALS

C. REMANDS

2. **DOA1987-006D** 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**).

Page 2

Size: 4.04 acres ± (overall)

BCC District: 2

MOTION: To remand to the January 15, 2003 DRC meeting (Petitioner requested).

- END OF POSTPONEMENTS, WITHDRAWALS AND REMANDS -

4. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

3. **DOA1995-087B** Title: Resolution approving a Development Order Amendment petition of Lawrence Fisher by Kim Glas-Castro & Bonnie Miskel, Agent. Request: To delete land area. Request: Substantial Deviation Determination. General Location: Approx. 1,000 feet south of Lantana Rd. on the west side of Jog Rd. (**SMITH DAIRY EAST PUD**).

Pages 3-19

Size: 391.79 acres ± (existing) BCC District: 3
 389.38 acres ± (proposed)

MOTION: To recommend approval of the request for a Development Order Amendment to delete land area.

MOTION: The request is not a Substantial Deviation.

4. **DOA1997-094A** Title: Resolution approving a Development Order Amendment petition of Kabbalah Learning Centre of Boca Raton by George Gentile, Agent. Request: to reconfigure site plan and reduce square footage. General Location: Approx. 0.3 miles west of Florida's Turnpike on the north side of Palmetto Park Rd. (**KABBALAH LEARNING CENTER**).

Pages 20-39

Size: 2.63 acres ± BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment to reconfigure the site plan and reduce square footage.

5. **Z/COZ2002-021** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone petition of Jerry Lopez. Request: Rezoning from Agricultural Residential (AR) to Light Industrial with a Conditional Overlay Zone (IL/COZ). General Location: Approx. 1,100 feet west of Tall Pines Rd. on the south side of Wallis Rd. (**KINGS WRECKER SERVICE**)

Pages 40-55

Size: 2.95 acres ± BCC District: 6

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

6. **DOA/Z1981-102B** Title: Resolution approving a Development Order Amendment petition of PBC Facilities Development & Operations by Melanie Borkowski, Agent. Request: to delete land area. Title: Resolution approving an Official Zoning Map Amendment petition of PBC Facilities Development & Operations by Melanie Borkowski, Agent. Request: Rezoning from the Residential Medium Density (RM) Zoning District to the Institutional Public Facility (IPF) Zoning District. General Location: Northwest Corner of Overlook Rd. and Mentone Rd. (**FIRST BAPTIST CHURCH OF HYPOLUXO**).

Pages 56-68

Size: 1.0 acres ±

BCC District: 7

MOTION: To recommend approval of the request for a Development Order Amendment to delete land area.

MOTION: To recommend approval of the request for the rezoning from the Residential Medium Density Zoning District to the Institutional Public Facility Zoning District.

7. **Z2002-039** Title: Resolution approving an Official Zoning Map Amendment petition of PBC Facilities Development & Operations by Melanie Borkowski, Agent. Request: Rezoning from the Residential Medium Density (RM) Zoning District to the Public Ownership (PO) Zoning District. General Location: Northeast Corner of Washington Rd. and Mentone Rd. (**SAND CASTLE COMMUNITY PARK**).

Pages 69-81

Size: 1.3 acres ±

BCC District: 7

MOTION: To recommend approval of the request for the rezoning from the Residential Medium Density Zoning District to the Public Ownership Zoning District.

8. **PDD/DOA2000-080A** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Shelby Homes Inc. by Robert Bentz, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development District (PUD). Title: Resolution approving a Development Order Amendment petition of Shelby Homes Inc. by Robert Bentz, Agent. Request: To add land area, add units and reconfigure master plan. General Location: Approx. 300 feet west of SR 7/US 441 on the south side of South Rd. (**SOUTH ROAD PUD**).

Pages 82-105

Size: 64.8 acres ±

BCC District: 6

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

MOTION: To recommend approval of the request for a Development Order Amendment to add land area, add units and reconfigure master plan.

9. **DOA1997-071A** Title: Resolution approving a Development Order Amendment petition of An-SCA Office Building Ltd by Robert Bentz, Agent. Request: To reconfigure site plan. General Location: Approx. 1/2 mile west of Hagen Ranch Rd. on the north side of Boynton Beach Blvd. **(HAGEN & BOYNTON OFFICE)**.

Pages 106-131

Size: 4.24 acres ±

BCC District: 5

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

C. CORRECTIVE RESOLUTIONS

10. **CB1977-077B**

Corrective Resolution: To correct Condition F.1.a of Resolution ZR-2002-006. **(ATLANTIS OUTPATIENT CENTER)**

Pages 132-134

MOTION: To adopt a resolution to correct Condition F.1.a of Resolution ZR-2002-006.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

5. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. ZONING PETITIONS

11. **Z/CA2002-034** Title: Resolution approving an Official Zoning Map Amendment petition of Lawrence Fisher by Kim Glas-Castro & Bonnie Miskel, Agent. Request: Rezoning from the Residential Planned Unit Development District (PUD) to the Residential Transitional Urban (RTU) Zoning District. Title: Resolution approving a Class A Conditional Use petition of Lawrence Fisher by Kim Glas-Castro & Bonnie Miskel, Agent. Request: To allow a daycare, general. General Location: Approx. 1,000 feet south of Lantana Rd. on the west side of Jog Rd. (**THE CAMBRIDGE SCHOOL**).

Pages 135-150

Size: 2.41 acres ±

BCC District: 3

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

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

12. **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: Southeast corner of Palomino Place and SR 7/US 441 (**PALOMINO PLACE PUD**).

Pages 151-174

Size: 39.3 acres ±

BCC District: 6

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

MOTION: To recommend approval of the request for a Transfer of Development Rights to allow the Transfer of Development Rights for 22 units and to designate this petition as the receiving area.

6. DIRECTOR COMMENTS

7. COMMISSIONER COMMENTS

8. ADJOURNMENT