

**Board of County Commissioners**

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**County Administrator**

Robert Weisman

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

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

**AUGUST 7, 2003**

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

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**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY, AUGUST 7, 2003**

**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 applications 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, August 28, 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. POSTPONEMENTS, WITHDRAWALS AND REMANDS**

**A. POSTPONEMENTS**

- 1. **PDD2002-028** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Fred Keller Trust by Land Design South. Request: Rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) District and to allow 3 fast food restaurants and a convenience store with gas sales (requested uses). General Location: Northwest corner of Pike Rd. and Southern Blvd. (**KELLER MUPD**).

Page 1

Size: 5.66 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to September 4, 2003, (Petitioner requested).

2. **PDD2003-023** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Engle Homes by Land Design South. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development District (PUD) District. General Location: Approx. 600 feet east of Jog Rd. on the south side of Linton Blvd. (**LINTON JOG PUD**).

Page 2

Size: 15.24 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to September 4, 2003, (Petitioner requested).

- 3 **PDD/TDR2003-013** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of E.B. Developers, Inc., by Land Design South. 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 E.B. Developers, Inc., by Land Design South. Request: To allow the Transfer of Development Rights for 48 units and to designate this petition as the receiving area. General Location: Approx. 1,200 feet north of Lantana Rd. on the east side of Haverhill Rd. (**BELMONT AT HAVERHILL PUD**).

Pages 3-38

Size: 24.86 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to September 4, 2003, (Petitioner requested).

## B. WITHDRAWALS

4. **DOA1985-061D** Title: Resolution approving a Development Order Amendment petition of Home Depot USA by Peter Van Rens, Agent. Request: To reconfigure master plan and add square footage. General Location: Northeast corner of Lake Worth Rd. and North Price St. (**HOME DEPOT PLAZA**).

Page 39

Size: 15.46 acres ±

BCC District: 3

MOTION: N/A

**- END OF POSTPONEMENTS, WITHDRAWALS AND REMANDS**

3. CONSENT AGENDA

- A. REQUESTS TO PULL ITEMS FROM CONSENT
- B. PREVIOUSLY POSTPONED ITEMS
- C. ZONING PETITIONS – CONSENT

- 5. **Z2003-015** Title: Resolution approving an Official Zoning Map Amendment petition of Strata Development Corp. by Land Design South. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approx. 2,200 feet south of Lake Worth Rd. on the east side of SR7/US441 **(9 ACRE STATE ROAD 7 PROPERTY)**.

Pages 40-56

Size: 9.23 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.

- 6. **DOA1999-015B** Title: Resolution approving a Development Order Amendment petition of Croquet Foundation of America by Geoff B. Slugett & Associates, Inc. Request: To modify conditions of approval. General Location: Southeast corner of Summit Blvd. and Florida Mango Rd. **(CROQUET FOUNDATION OF AMERICA)**.

Pages 57-79

Size: 10.1 acres ±

BCC District: 3

MOTION: To recommend approval of the request to modify conditions of approval.

- END OF CONSENT AGENDA -

## - START OF REGULAR AGENDA -

## 4. REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. PREVIOUSLY POSTPONED ITEMS

7. **DOA1978-154B** Title: Resolution approving a Development Order Amendment petition of Reichel Realty & Investments, Inc. by Chip Carlson, Agent. Request: To modify/delete conditions of approval, reconfigure site plan, add access, and to abandon approval granted under DOA1978-154A. General Location: Approx. 500 feet south of Northlake Blvd. on the west side of Military Trail (**NORTHLAKE CORPORATE PARK**).

Pages 80-105

Size: 1.19 acres ± (affected area)

BCC District: 1

MOTION: To recommend approval of the request to modify/delete conditions of approval, reconfigure site plan, and to add access.

## C. ZONING PETITIONS

8. **DOA1981-163E** Title: Resolution approving a Development Order Amendment petition of 485 Properites, LLC and WRC Properties, Inc. by Gunster Yoakley, Attorneys at Law. Request: To modify/delete conditions of approval and reconfigure site plan. General Location: Approx. 1,200 feet south of Glades Rd. on the east side of Military Trail (**BOCA CENTER**).

Pages 106-130

Size: 28.52 acres ±

BCC District: 4

MOTION: To recommend approval of the request to modify/delete conditions of approval and reconfigure site plan.

9. **DOA1989-044B** Title: Resolution approving a Development Order Amendment petition of BRCH Corp. by Basehart Planning, Inc. Request: To modify/delete conditions of approval and reconfigure site plan. General Location: Approx. 1,250 feet west of Lyons Rd. on the south side of Glades Rd. (**TOPPEL CENTER MUPD**).

Pages 131-160

Size: 4.51 acres ±

BCC District: 5

MOTION: To recommend approval of the request to modify/delete conditions of approval and reconfigure site plan.

10. **CA2003-016** Title: Resolution approving a Class A Conditional Use petition of Destiny International Worship by Kevin McGinley, Agent. Request: To allow a church or place of worship. General Location: Approx. 2,200 feet west of Florida's Turnpike on the north side of Donald Ross Rd. (**DESTINY INTERNATIONAL WORSHIP CENTER**).

Pages 161-176

Size: 1.11 acres ±

BCC District: 1

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

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