

Board of County Commissioners

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

DECEMBER 5, 2003

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

Web address: www.pbcgov.com/pzb/

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

FRIDAY, DECEMBER 5, 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, January 8, 2004**, 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

A. POSTPONEMENTS

- 1. **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, 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 E.B. Developers, Inc., by Land Design South, Agent. 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**).

Page 1

Size: 24.86 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to **Monday**, January 5, 2003, (Petitioner requested).

- END OF POSTPONEMENTS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

- 2. **PDD/TDR2003-021** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Home Dynamics Corp., by Sun-Tech Eng., 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 Home Dynamics Corp., by Sun-Tech Eng., Agent. Request: To allow the Transfer of Development Rights for 26 units and to designate this petition as the receiving area. General Location: NEC of Pioneer Rd. and Benoist Farms Rd. (**THE MOUNTS PUD**).

Pages 2-28

Size: 31.41 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.

MOTION: To recommend approval of the request for a Transfer of Development Rights for 26 units and to designate this petition as the receiving area.

- 3. **DOA1998-046A** Title: Resolution approving a Development Order Amendment petition of Place of Hope, Inc., by Boose Casey Ciklin Lubitz Martens McBane O'Connell, Agent. Request: To modify/delete conditions of approval. General Location: NWC of Howell Ln. and Northlake Blvd. (**PLACE OF HOPE PUD**).

Pages 29-50

Size: 9.02 acres ±

BCC District: 1

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

- 4 **PDD2003-012** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Plant Factory Garden Center, by Land Design South, Agent. Request: Rezoning from the General Commercial (CG) and Residential Medium Density (RM) Zoning Districts to the Residential Planned Unit Development (PUD) District. General Location: Approx. 1,200 ft. south of Lake Worth Rd. on the east side of Military Tr. (**MILITARY TRAIL PUD**).

Pages 51-75

Size: 12.10 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a rezoning from the General Commercial and Residential Medium Density Zoning Districts to the Residential Planned Unit Development District.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

- 5 **CA2003-038** Title: Resolution approving a Class A Conditional Use petition of Unico Development Corp., by Urban Land Consulting, Agent. Request: To allow an office/warehouse within the WCRA-O. General Location: Approx. 327 feet west of Wabasso Rd. on the south side of Shawnee Dr. (**WESTGATE OFFICE/WAREHOUSE**).

Pages 76-92

Size: 0.56 acres ±

BCC District: 2

MOTION: To recommend approval of the request to allow an office/warehouse within the WCRA-O.

- 6 **PDD/TDR2003-011** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of E. B. Developers, Inc., by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) and Residential Estate (RE) Zoning Districts 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, Agent. Request: To allow the Transfer of Development Rights for 39 units and to designate this petition as the receiving area. General Location: NWC of Lantana Rd. and Myers Rd. (**BELMONT AT GREENACRES PUD**).

Pages 93-125

Size: 22.29 acres ±

BCC District: 3

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

MOTION: To recommend approval of the request for a Transfer of Development Rights for a maximum of 39 units and to designate this petition as the receiving area.

C. ZONING PETITIONS

7. **DOA1996-004C** Title: Resolution approving a Development Order Amendment petition of Lake Worth Self-Storage Ltd. Partnership, by Gentile Mahoney Holloway & Assoc., Agent. Request: To reconfigure site plan, add square footage, redesignate retail to a self service storage facility, and modify/delete conditions of approval. General Location: Approx. 525 ft. west of the Florida's Turnpike, on the north side of Lake Worth Rd. (**LAKE WORTH SELF STORAGE**).

Pages 126-156

Size: 17.28 acres ±

BCC District: 6

MOTION: To recommend approval of the request to reconfigure site plan, add square footage, redesignate retail to a self service storage facility, and modify/delete conditions of approval.

8. **DOA1996-087B** Title: Resolution approving a Development Order Amendment petition of Aurora Investments IV, Inc., by Land Desing South, Agent. Request: To reconfigure site plan, add square footage and modify/delete conditions of approval. General Location: SWC of Forest Hill Blvd. and Haverhill Rd. (**ABBAY PARK MUPD**).

Pages 157-189

Size: 9.88 acres ±

BCC District: 2

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

9. **Z/CB2003-040** Title: Resolution approving an Official Zoning Map Amendment petition of Alvin E. Brooks by Miller Land Planning, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Commercial High Office (CHO) Zoning District. Title: A resolution approving a Class B Conditional Use, petition of Alvin E. Brooks, by Miller Land Planning, Agent. Request: To allow a veterinary clinic. General Location: Approx. 1,100 feet west of Military Tr. on the south side of Hypoluxo Rd. (**TURTLE COVE PROFESSIONAL**).

Pages 190-214

Size: 2.02 acres ±

BCC District: 3

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

MOTION: To adopt a resolution denying the request to allow a veterinary clinic.

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