

Board of County Commissioners

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County Administrator

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

JULY 3, 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 (Pages 3-6)**
- 4. REGULAR AGENDA (Pages N/A)**
- 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 JULY 3, 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, July 24, 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 Robert Bentz, Agent. 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 August 7, 2003, (Petitioner requested).

2. **PDD2002-037** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Ronald Mastroianni & David Moscarelli by Robert Bentz, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approx. 330 feet west of Florida's Turnpike on the south side of Lake Worth Rd. (**MASTROIANNI MUPD**).

Page 2

Size: 9.15 acres ±

BCC District: 6

MOTION: To postpone ninety (90) days to October 2, 2003, (Petitioner requested).

3. **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 3

Size: 15.46 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to August 7, 2003, (Petitioner requested).

4. **PDD/TDR2003-013** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of E.B. Developers, Inc., by Jennifer Morton, 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 Jennifer Morton, 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 4

Size: 24.86 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to August 7, 2003, (Petitioner requested).

- END OF POSTPONEMENTS

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

5. **DOA1975-068U** Title: Resolution approving a Development Order Amendment petition of Boca Fitness Enterprises, Inc. by Michael Posner, Agent. Request: To allow a fitness center in excess of 15,000 square feet. General Location: Northwest corner of Palmetto Park Rd. and Ponderosa Dr. (**LOGGERS RUN SHOPPING CENTER**).

Pages 5-28

Size: 16.12 acres ±

BCC District: 5

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

C. ZONING PETITIONS – CONSENT

6. **DOA1994-016B** Title: Resolution approving a Development Order Amendment petition of Palm Beach County School Board by Kilday and Associates, Inc., Request: To reconfigure site plan to allow government services (requested use). General Location: Southeast corner of Jog Rd. and Northtree Blvd. (**THE SPRINGS PUD/EEE HIGH SCHOOL/PBSO**).

Pages 29-57

Size: 53.33 acres ± (affected area)

BCC District: 3

MOTION: To recommend approval of the request to reconfigure site plan to allow government services (requested use).

7. **DOA1973-043F** Title: Resolution approving a Development Order Amendment petition of Shadowood Square Ltd. by Kieran J. Kilday, Agent. Request: To reconfigure site plan, add square footage and modify/delete conditions of approval. General Location: Northeast corner of Glades Rd. and SR 7/US 441 (**SHADOWOOD SQUARE**).

Pages 58-83

Size: 0.92 acres ± (affected area)

BCC District: 5

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

8. **PDD2003-007** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of George T. Elmore, as Trustee by Kieran J. Kilday & William Boose, III, Esq., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District with a restaurant, fast food (requested use). General Location: Approx. 500 feet north of Lantana Rd. on the east side of SR 7/US 441 (**MISSION LAKES MUPD**).

Pages 84-109

Size: 24.55 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential Zoning District to the Multiple Use Planned Development District with a restaurant, fast food (requested use).

9. **CA2003-009** Title: Resolution approving a Class A Conditional Use petition of God's Church of Faith by Kevin McGinley, Agent. Request: To allow a church or place of worship. General Location: Approx. 0.5 mile south of Gun Club Rd. on the east side of Haverhill Rd. (**GOD'S CHURCH OF FAITH**).

Pages 110-127

Size: 2.36 acres ±

BCC District: 2

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

10. **PDD2003-010** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Keepers Self Storage - Lantana LLC by Land Design South, Agent. Request: Rezoning from the Residential Single Family (RS) Zoning District to the Multiple Use Planned Development (MUPD) District with a self-service storage facility (requested use). General Location: Southeast corner of Lantana Rd. and High Ridge Rd. (**A KEEPERS SELF STORAGE**).

Pages 128-151

Size: 3.69 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a rezoning from the Residential Single Family Zoning District to the Multiple Use Planned Development District with a self-service storage facility (requested use).

11. **DOA2000-071A** Title: Resolution approving a Development Order Amendment petition of 280 Estates LLC by Robert Bentz, Agent. Request: To reconfigure the site plan, add an access point for equestrian center parking and manure removal, and modify a condition of approval. General Location: Approx. 1.1 mile south of Hypoluxo Rd. on the west side of Lyons Rd. (**EQUUS (AKA BOYWIC PUD)**).

Pages 152-186

Size: 280.15 acres ±

BCC District: 3

MOTION: To recommend approval of the request to reconfigure the site plan, add an access point for equestrian center parking and manure removal, and modify a condition of approval.

12. **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 187-210

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, add access and to abandon approval granted under DOA1978-154A.

13. **CA1980-220A** Title: Resolution approving a Class A Conditional Use petition of Soldiers of the Cross by Kevin McGinley, Agent. Request: To allow a church or place of worship. General Location: Approx. 0.2 mile south of Lake Worth Rd. on the west side of Haverhill Rd. (**SOLDIERS OF THE CROSS**).

Pages 211-227

Size: 1.52 acres

BCC District: 2

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

C. STATUS REPORT

14. **SR 94-40.4** Status Report for Resolution R-94-6 (Petition 94-40), the petition of Byron V. Reid, VMD. Property owner: Byron V. Reid. Location: East side of "F" Road, approximately 1.75 miles north of Southern Blvd. Current zoning: Agricultural Residential with a Class B Conditional Use to allow a veterinary clinic. **(REID VETERINARY CLINIC)**

Pages 228-230

Size: 5.00 acres \pm

BCC District: 6

MOTION: Approve a time extension, from May 10, 2003, to May 10, 2005, to commence development of the last phase.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA
 - A. ITEMS PULLED FROM CONSENT
 - B. ZONING PETITIONS
5. DIRECTOR COMMENTS
6. COMMISSIONER COMMENTS
7. ADJOURNMENT