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

**APRIL 1, 2004**

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

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**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY, APRIL 1, 2004**

**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, April 22, 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. COMMISSIONER COMMENTS**

**3. REMANDS**

**A. REMANDS**

- 1. **Z/CA2003-039** Title: Resolution approving an Official Zoning Map Amendment petition of Benoist Land Corp & Four Brothers Recycling, by Beril Kruger, Agent. Request: Rezoning from the Light Industrial (IL) Zoning District to the General Industrial (IG) Zoning District. Title: Resolution approving a Class A Conditional Use petition of Benoist Land Corp & Four Brothers Recycling, by Beril Kruger, Agent. Request: To allow a salvage or junk yard. General Location: Approx. 850 feet north of Southern Blvd. on the west side of Benoist Farms Rd. (**FOUR BROTHERS RECYCLING**).

Page NA

Size: 15.55 acres ±

BCC District: 6

MOTION: To remand the request back to the May 12, 2004, Development Review Officer Meeting.

**- END OF REMANDS**

4. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

2. **CA2003-055** Title: Resolution approving a Class A Conditional Use petition of Tallahassee Drive, LLC, by ZPR, Agent. Request: To allow an Office-Warehouse. General Location: NWC of Shawnee Ave. & Tallahassee Dr. (**SHAWNEE & TALLAHASSEE OFFICE WAREHOUSE**).

Pages 1-17

Size: .99 acres ±

BCC District: 2

MOTION: To recommend approval of a Class A Conditional Use to allow an Office-Warehouse.

3. **DOA1974-122B** Title: Resolution approving a Development Order Amendment petition of Boca West Community United Methodist Church, by Caufield & Wheeler, Agent. Request: To add children and reconfigure the site plan. General Location: Approx. 500 feet west of Lyons Rd. on the north side of Glades Rd. (**BOCA WEST COMMUNITY UNITED METHODIST CHURCH**).

Pages 18-35

Size: 4.2 acres

BCC District: 5

MOTION: To recommend approval of the request to add children and reconfigure the site plan.

4. **PDD2003-078** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Lantana Farm Associates, Inc., by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District with a veterinary clinic (requested use). General Location: SEC of Lantana Rd. and Florida's Turnpike (**LANTANA FARMS MUPD**).

Pages 36-57

Size: 3.01 acres ±

BCC District: 3

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 veterinary clinic.

5. **Z2004-003** Title: Resolution approving an Official Zoning Map Amendment petition of Home Dynamics Corporation, by Ruden McClosky and Sun-Tech Engineering, Agents. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approx. 375 feet east of Benoist Farms Rd. on the south side of Southern Blvd. (**MOUNTS REZONING**).

Pages 58-69

Size: 2.99 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. **CA/VDB2003-093** Title: Resolution approving a Class A Conditional Use and a Voluntary Density Bonus petition of Haverhill Palms LLC, by Land Design South, Agent. Request: To allow a Voluntary Density Bonus of 19 units. General Location: Approx. 250 feet north of Purdy Ln. on the west side of Haverhill Rd. (**HVERHILL PALMS**).

Pages 70-113

Size: 3.28 acres ±

BCC District: 2

MOTION: To recommend approval of the request to allow a Voluntary Density Bonus of 19 units.

7. **CA2003-104** Title: Resolution approving a Class A Conditional Use petition of Grand Slam Two, LLC, by Gentile Holloway O'Mahoney & Associates, Inc, Agent. Request: To allow a nursing and convalescent facility. General Location: Approx. 0.05 mile north of 10th Ave. on the west side of Boutwell Rd. (**SUNRISE DETOXIFICATION CENTER**).

Pages 114-130

Size: 0.72 acres ±

BCC District: 3

MOTION: To recommend approval of the request to allow a nursing and convalescent facility.

**C. STATUS REPORTS – CONSENT**

8. **SR 2001-007** Status Report for Resolution R-ZR2001-004 (Petition 2001-007), the petition of E. Wayne Legum. Property owner: Heritage 40 LLC. Location: SWC of State Road 7 and Heritage Farms Rd. Current zoning: Agricultural Residential with a Class B Conditional Use to allow a wholesale nursery. (**LEGUM NURSERY**)

Pages 131-134

Size: 41 acres

BCC District: 3

MOTION: To adopt a resolution revoking Resolution Number ZR-2001-004.

**- END OF CONSENT AGENDA –**

## - START OF REGULAR AGENDA -

## 5. REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. PREVIOUSLY POSTPONED ITEMS

9. **PDD2003-034** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Lantana Farm Associates, Inc., & Lantana Farm Consultants, Inc., by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) and Residential Transitional (RT) Zoning Districts to the Residential Planned Unit Development (PUD) District. General Location: Approx. 380 feet east of Florida's Turnpike on the south side of Lantana Rd. (**LANTANA FARMS PUD**).

Pages 135-164

Size: 36.2 acres ±

BCC District: 3

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

10. **PDD2003-033** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Communities Finance Co., by Gentile Holloway O'Mahoney & Associates, Inc., Agent. Request: Rezoning from the Residential Single Family (RS) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: SWC of Donald Ross Rd. and Ellison Wilson Rd. (**PARCEL 32 PUD**).

Pages 165-185

Size: 77.17 acres ±

BCC District: 1

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

11. **PDD2003-059** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of The Gahm Family Partnership, by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approx. 750 feet west of Lyons Rd. on the south side of Palmetto Park Rd. (**ROYAL WOODS PUD (aka VETERANS PARK PUD)**).

Pages 186-206

Size: 10 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.

12. **DOA1998-032A** Title: Resolution approving a Development Order Amendment petition of Southern Waste Systems, Ltd., by Sara Lockhart, Agent. Request: To modify/delete conditions of approval for a IL/MUPD with a Permanent Air Curtain Incinerator. General Location: NEC of Cleary Rd. and Wallis Rd. (**PALM BEACH TRANSFER & RECYCLING**).

Pages 207-237

Size: 8.87 acres ±

BCC District: 6

MOTION: To recommend approval of the request to modify/delete conditions of approval for a IL/MUPD with a Permanent Air Curtain Incinerator.

### C. ZONING PETITIONS

13. **Z2004-007** Title: Resolution approving an Official Zoning Map Amendment petition of PBC Facilities Development & Operations, by Melanie Borkowski, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District. General Location: Approx. 1/8 mile north of the future extension of Persimmon Blvd. on the west side of Seminole Pratt Whitney Rd. (**ACREAGE COMMUNITY FACILITIES**).

Pages 238-253

Size: 12.04 acres ±

BCC District: 6

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

14. **PDD/DOA1989-127D** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Jog Storage Associates, LLC, Tromble & Co., Inc., by Kilday & Associates, Inc., Agent. Request: Rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) District. Title: Resolution approving a Development Order Amendment petition of Jog Storage Associates, LLC, Tromble & Co. Inc., by Kilday & Associates, Inc., Agent. Request: To reconfigure site plan, add land area, and to allow Building Supplies (requested use) and an existing Self-Service Storage Facility (requested use). General Location: SWC of Okeechobee Blvd. and Jog Rd. (**WATERFORD CROSSING**).

Pages 254-276

Size: 11.34 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a rezoning from the Light Industrial Zoning District to the Multiple Use Planned Development District.

MOTION: To recommend approval of the request to reconfigure site plan, add land area, and to allow Building Supplies and an existing Self-Service Storage Facility.

15. **DOA1980-089E** Title: Resolution approving a Development Order Amendment petition of Ram Development Co., by Basehart Planning, Inc., Agent. Request: To reconfigure site plan, add square footage, add access point, and delete previously approved fast food restaurant. General Location: SWC of Jog Rd. and Lantana Rd. (**LANTANA SQUARE SHOPPING CENTER**).

Pages 277-299

Size: 17.65 acres ±

BCC District: 3

MOTION: To recommend approval of the request to reconfigure site plan, add square footage, add access point, and delete previously approved fast food restaurant.

16. **PDD2003-087** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Vincent & Maria Disisto & Chevron USA, by Land Design South, Agent. Request: Rezoning from the General Commercial with a Special Exception (CG/SE) and Agricultural Residential (AR) Zoning Districts to the Multiple Use Planned Development (MUPD) District with general repair and maintenance (requested use). General Location: NEC of Lake Worth Rd. and Nassau Rd. (**LAKE WORTH & NASSAU MUPD**).

Pages 300-320

Size: 8.41 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a rezoning from the General Commercial with a Special Exception and Agricultural Residential Zoning Districts to the Multiple Use Planned Development District with general repair and maintenance.

17. **Z2003-067** Title: Resolution approving an Official Zoning Map Amendment petition of Rhine Development, Inc., by Cotleur & Hearing, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District. General Location: Approx. 1,400 feet north of Southern Blvd. on the east side of Pike Rd. (**PIKE ROAD INDUSTRIAL PARK**).

Pages 321-335

Size: 6.81 acres ±

BCC District: 6

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

**6. DIRECTOR COMMENTS**

**7. ADJOURNMENT**