

Board of County Commissioners

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

JANUARY 5, 2004

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

Web address: www.pbcgov.com/pzb/

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

MONDAY, JANUARY 5, 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, January 29, 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

- 1. Election of the Chair and Vice Chair.

3. POSTPONEMENTS

A. POSTPONEMENTS

- 1. **PDD2003-033** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Communities Finance Co., by Gentile Mahoney Holloway & Assoc., 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**).

Page 1

Size: 77.17 acres ±

BCC District: 1

MOTION: None required. (By right postponement to February 5, 2004.)

- END OF POSTPONEMENTS -

4. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

2. **DOA1978-273B** Title: Resolution approving a Development Order Amendment petition of Pine Trail Square, LLC, by Land Design South, Agent. Request: To reconfigure site plan, add square footage and to allow a restaurant, fast food (requested use). General Location: SWC of Military Tr. and Okeechobee Blvd. (**PINE TRAIL SHOPPING CENTER**).

Pages 2-22

Size: 28 acres ±

Size: 1.0 acres ± (affected area)

BCC District: 2

MOTION: To recommend approval of the request to reconfigure site plan, add square footage and to allow a restaurant, fast food.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

5. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

3. **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 FLA Turnpike on the north side of Lake Worth Rd. (**LAKE WORTH SELF STORAGE**).

Pages 23-53

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.

4. **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**).

Pages 54-91

Size: 24.86 acres ±

BCC District: 3

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 to allow the Transfer of Development Rights for 48 units and to designate this petition as the receiving area.

C. ZONING PETITIONS

5. **PDD1983-161D** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of GSM of Palm Beach, LTD., Clyde & Catherine Moore, Patricia Nason, Herbert Gildan and Albert Godfrey, by Juran Consulting Inc, Agent. Request: Rezoning from the Residential Medium Density (RM) and General Commercial with a Special Exception (CG/SE) Zoning Districts to the Multiple Use Planned Development (MUPD) District with an existing vehicle sales and rental facility, auto paint and body shop and to add a general repair and maintenance facility (requested use). General Location: Approx. 250 ft. east of Indian Rd. and on the south side of Okeechobee Blvd. (**PALM BEACH MERCEDES BENZ AKA GULFSTREAM MOTORS**).

Pages 92-126

Size: 12 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a rezoning from Residential Medium Density and General Commercial with a Special Exception Zoning Districts to the Multiple Use Planned Development District with an existing vehicle sales and rental facility, auto paint and body, and add a general repair and maintenance.

6. **PDD2003-036** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Homeland Plaza, LLC, by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) and General Commercial (CG) Zoning Districts to the Multiple Use Planned Development (MUPD) District. General Location: SWC of SR 7/US 441 and Windsor Lakes Blvd./50th St. S. (**SOUTH ROAD OFFICE MUPD**).

Pages 127-148

Size: 9.25 acres ±

BCC District: 3

MOTION: To recommend denial.

7. [W/DOA1982-056A](#) Title: Resolution approving a Tower Waiver petition of Beasley FM Acquisition Corp., by Kilday & Associates, Agent. Request: To allow for waivers from the setbacks for the north and south property lines. Title: Resolution approving a Development Order Amendment petition of Beasley FM Acquisition Corp., by Kilday & Associates, Agent. Request: To add a fourth commercial communications tower (guyed). General Location: Approx. 4.5 miles west of SR 7/US 441 on the south side of Loxahatchee Rd. (**BEASLEY BROADCASTING**).

Pages 149-165

Size: 27.5 acres ±

BCC District: 5

MOTION: To recommend approval of the request to allow for waivers from the setbacks for the north and south property lines.

MOTION: To recommend approval of the request to add a fourth commercial communications tower.

6. **DIRECTOR COMMENTS**

7. **ADJOURNMENT**