

**Board of County Commissioners**

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**County Administrator**

Robert Weisman

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

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

Web address: [www.pbcgov.com/pzb/](http://www.pbcgov.com/pzb/)

**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**  
**THURSDAY, MARCH 4, 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, March 25, 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. 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: To postpone thirty (30) days to Thursday, April 1, 2004, (Petitioner requested).

2. [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 2

Size: 15.55 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to Thursday, April 1, 2004, (Petitioner requested).

3. [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)**).

Page 3

Size: 10 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to Thursday, April 1, 2004, (by right).

4. [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 MUPD with Permanent Air Curtain Incinerator. General Location: NEC of Cleary Rd. and Wallis Rd. (**PALM BEACH TRANSFER & RECYCLING**).

Page 4

Size: 8.87 acres ±

BCC District: 6

MOTION: MOTION: To postpone thirty (30) days to Thursday, April 1, 2004, (by right).

**- END OF POSTPONEMENTS -**

4. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

5. **Z2003-091** Title: Resolution approving an Official Zoning Map Amendment petition of John Rawn, by Richard Carlson, Esq., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approx. 1,500 feet east of Cleary Rd. on the south side of Wilson Rd. (**WILSON ROAD REZONING**).

Pages 5-15

Size: 5.2 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. **DOA1986-131A** Title: Resolution approving a Development Order Amendment petition of Florida Power & Light. Request: To add land area and reconfigure site plan. General Location: Approx. 1.5 mile N. of Southern Blvd. and 3 miles W. of Seminole Pratt Whitney Rd. (**FPL CORBETT SUBSTATION**).

Pages 16-29

Size: 48.6 acres ±

BCC District: 6

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

7. **CA2001-077** Title: Resolution approving a Class A Conditional Use petition of James K. Johnson, by CM Design Group, Inc., Agent. Request: To allow a daycare, general. General Location: SWC of 92<sup>nd</sup> Ln. N. and Seminole Pratt Whitney Rd. (**PLANET KIDS IX**).

Pages 30-48

Size: 2.02 acres ±

BCC District: 6

MOTION: To recommend approval of a Class A Conditional Use to allow a general daycare.

- END OF CONSENT AGENDA -

## - START OF REGULAR AGENDA -

## 5. REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. PREVIOUSLY POSTPONED ITEMS

8. **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 49-64

Size: .99 acres ±

BCC District: 2

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

## C. ZONING PETITIONS

9. **Z2003-057** Title: Resolution approving an Official Zoning Map Amendment petition of Garrett Bender & Mitch & Teri Gevinson, by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District with a Conditional Overlay Zone (COZ). General Location: NWC of Barwick Rd. and Ridgewood Rd. (**BARWICK ROAD PROPERTY**).

Pages 65-83

Size: 8 acres ±

BCC District: 4

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

10. **DOA1989-115E** Title: Resolution approving a Development Order Amendment petition of Hypoluxo South, Inc., by Ruden McClosky, Agent. Request: To modify/delete conditions of approval. General Location: Approx. 2450 feet south of Hypoluxo Rd. on the west side of Military Tr. (**MILITARY 10 MUPD**).

Pages 84-105

Size: 10.13 acres ±

BCC District: 3

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

11. **DOA1978-283B** Title: Resolution approving a Development Order Amendment petition of CVS 2966 FL LLC, by Design Tech, Agent. Request: To modify/delete a condition of approval and reconfigure site plan to allow a financial institution. General Location: SEC of Jog Rd. and W. Atlantic Ave. (**RBC CENTURA BANK AT CVS**).

Pages 106-128

Size: 2.66 acres ±

BCC District: 5

MOTION: To recommend approval of the request to modify/delete a condition of approval and reconfigure site plan to allow a financial institution.

12. **PDD/DOA2003-007A** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Catherine Moore, Trustee; William Lassiter, Trustee; & George T. Elmore, Trustee, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Community Commercial (CC) Zoning District to the Multiple Use Planned Development (MUPD) District. Title: Resolution approving a Development Order Amendment petition of Catherine Moore, Trustee; William Lassiter, Trustee; & George T. Elmore, Trustee, by Kilday & Associates, Inc., Agent. Request: To reconfigure site plan, add land area, add square footage, modify/delete conditions of approval, and allow a restaurant, fast food (requested use). General Location: NEC of Lantana Rd. and SR 7/US 441 (**MISSION LAKES MUPD**).

Pages 129-167

Size: 38.22 acres ±

BCC District: 2

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

MOTION: To recommend approval of the request to reconfigure site plan, add land area, add square footage, modify/delete conditions of approval, and allow a fast food restaurant, .

13. [Z/CA2003-047](#) Title: Resolution approving an Official Zoning Map Amendment petition of Clyde Moore Revocable Living Trust, by ZPR, Agent. Request: Rezoning from the Residential Medium Density (RM) Zoning District to the General Commercial (CG) Zoning District. Title: Resolution approving a Class A Conditional Use petition of Clyde Moore Revocable Living Trust, by ZPR, Agent. Request: To allow an office/warehouse. General Location: NWC of Westgate Ave. and Indian Rd. (**INDIAN ROAD OFFICE/COMMERCIAL**).

Pages 168-184

Size: 2.16 acres ±

BCC District: 2

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

MOTION: To recommend approval of a Class A Conditional Use to allow an office/warehouse.

## 6. DIRECTOR COMMENTS

## 7. ADJOURNMENT