

Board of County Commissioners

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

AUGUST 2, 2001

**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. Adoption of Agenda
- G. Disclosures

2. POSTPONEMENTS/WITHDRAWALS (Pages 1-2)

3. CONSENT AGENDA (Pages 3-4)

4. REGULAR AGENDA (Pages 5-6)

5. DIRECTOR COMMENTS (Page 6)

6. COMMISSIONER COMMENTS (Page 6)

7. ADJOURNMENT (Page 6)

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**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY AUGUST 2, 2001

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 application 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, August 23, 2001**, to take final action on the applications listed below.

- D. Proof of Publication – Motion to receive and file.
- E. Swearing In – County Attorney.
- F. Motion to adopt Agenda.
- G. Disclosures.

2. POSTPONEMENTS AND WITHDRAWALS

A. POSTPONEMENTS

1. [PDD1999-036](#)

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) petition of Joe Fearnley, Trustee, by Richard Carlson, Agent. General Location: SE corner of Military Trail and Coconut Lane (**COCONUT PLAZA MUPD**).

Page 1

Size: 3.83 acres ±

BCC District: 4

MOTION: To postpone 30 days until September 6, 2001. (Requested by petitioner. Staff supported.)

2. **SR1996-20**

Status Report for Resolution ZR-96-02 (Petition 96-20), the petition of Pamela Crawford. Property Owner: Pamela Crawford. Location: south side of Western Way approximately 0.5 mile south of Hypoluxo Rd. and 1 mile east of Jog Rd. Current Zoning: RE with a Class B Conditional Use (CB) to allow a wholesale nursery in the Residential Estate (RE) Zoning District (**COLOR GARDEN NURSERY**).

Pages 2-4

Size: 5.02 acres ±

BCC District: 3

MOTION: To postpone 30 days until September 6, 2001, for Resolution ZR-96-02.

B. WITHDRAWALS

3. **SR1995-89.2**

Status Report for Resolution ZR-96-01 (Petition 95-89), the petition of Immanuel Mission Church. Property Owner: Korean Immanuel Mission Church, Inc. General Location: SW corner of Westgate Ave. and Osceola Dr. Current Zoning: General Commercial with a Class B Conditional Use to allow a church or place of worship (**IMMANUEL MISSION CHURCH**).

Pages NA

Size: 0.90 acres ±

BCC District: 2

MOTION: None. (Staff requested.)

- END OF POSTPONEMENTS AND WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

4. **DOA1974-158(B)**

Development Order Amendment (DOA) to delete land area petition of Four JR. Corporation, by H. P. Tompkins, Agent. General Location: Approximately 4 miles west of the Beeline Hwy. on the north side of Northlake Blvd. (**SHALOM MEMORIAL PARK**).

Pages 5-17

Size: 126.00 acres ± (existing) BCC District: 1
 27.21 (-98.79) acres ± (proposed)

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to delete land area.

5. **PDD2000-112**

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of, by HP Tompkins, Agent. General Location: Approximately 4 miles west of the Beeline Hwy. on the north side of Northlake Blvd. (**OSPREY ISLES**).

Pages 18-40

Size: 101.36 acres ± BCC District: 1

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD).

6. **Z/COZ2001-023**

Official Zoning Map Amendment (Z) from Neighborhood Commercial (CN) to General Commercial (CG) with a Conditional Overlay Zone (COZ) petition of Vincenzo Lograsso, by Robert Basehart, Agent. General Location: SW corner of Lake Worth Rd. and Urquhart St. (**LAUNDRY TIME**).

Pages 41-63

Size: 0.43 acres ± BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Neighborhood Commercial (CN) to General Commercial (CG) with a Conditional Overlay Zone (COZ).

7. **Z1984-125(A)**

Official Zoning Map Amendment (Z) from Residential Transitional Suburban (RTS) to Residential Transitional (RT) petition of Regency Equestrian Centre Inc., by Carol Turk, Agent. General Location: Approximately 0.5 mile south of Lake Worth Rd. on the east side of Hunting Trail (**REGENCY EQUESTRIAN**).

Pages 64-75

Size: 6.32 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential Transitional Suburban (RTS) to Residential Transitional (RT).

8. **DOA1993-007(A)**

Development Order Amendment (DOA) to modify a condition of approval petition of STJ Properties, by Julio Dumas, Agent. General Location: Approximately 2.5 miles south of Boynton Beach Blvd. on the west side of State Road 7/US 441 (**MONTE PACKAGING**).

Pages 76-89

Size: 8.77 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to modify a condition of approval.

9. **Z/CA1999-016(A)**

Official Zoning Map Amendment (Z) from Residential High Density (RH) and Neighborhood Commercial (CN) to General Commercial (CG) and a Class A Conditional Use (CA) to allow auto service petition of Mathias Stemplinger, by Kevin McGinley, Agent. General Location: Approximately 0.1 mile west of Congress Ave. on the south side of Lake Worth Rd. (**MATTS AUTO SERVICE**).

Pages 90-108

Size: 0.96 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential High Density (RH) and Neighborhood Commercial (CN) to General Commercial (CG).

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow auto service.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

10. **Z/CA1988-072(B)**

Official Zoning Map Amendment (Z) from Agricultural Residential (AR) and General Commercial/Planned Commercial Development (CG/PCD) to Community Commercial (CC) and a Class A Conditional Use (CA) to allow a convenience store with gas sales and accessory car wash petition of Sohio Oil and Ann Throgmorton, by Sara Lockhart, Agent. General Location: SW corner of Hypoluxo Rd. and Military Trail (**BP AMOCO**).

Pages 109-132

Size: 0.44 acres ± (affected)
1.58 acres ± (overall)

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) and General Commercial/Planned Commercial Development (CG/PCD) to Community Commercial (CC).

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a convenience store with gas sales and accessory car wash.

11. **CB2001-007**

Class B Conditional Use (CB) to allow a wholesale nursery petition of E. Wayne Legum, by Beril Kruger, Agent. General Location: Located on the north and south side of Heritage Farms Rd. on the west side of State Road 7/US 441 (**LEGUM NURSERY**).

Pages 133-147

Size: 41 acres ±

BCC District: 3

MOTION: To adopt a resolution approving the request for a Class B Conditional Use (CB) to allow a wholesale nursery.

C. ZONING PETITIONS

12. Z/CB2001-010

Official Zoning Map Amendment (Z) from Specialized Commercial (CS) to Community Commercial (CC) and a Class B Conditional Use (CB) to allow an existing financial institution with 3 drive thru lanes petition of Bank Atlantic, by Scott Moslof, Agent. General Location: NE corner of West Atlantic Ave. and Jog Rd. (BANK ATLANTIC).

Pages 148-164

Size: 1.13 acres ±

BCC District: 5

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Specialized Commercial (CS) to Community Commercial (CC).

MOTION: To adopt a resolution approving the request for a Class B Conditional Use (CB) to allow an existing financial institution with 3 drive thru lanes.

13. DOA1999-015(A)

Development Order Amendment (DOA) to modify/delete conditions of approval petition of Croquet Foundation of America, by Geoff Sluggert, Agent. General Location: SE corner of Summit Blvd. and Florida Mango Rd. (CROQUET FOUNDATION).

Pages 165-185

Size: 10.10 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to modify/delete conditions of approval.

14. CA2000-096

Class A Conditional Use (CA) to exceed 100,000 square feet in the Public Ownership (PO) Zoning District petition of PBC BCC FD&O, by Jim Barnes, Agent. General Location: NE corner of Southern Blvd. and Australian Ave. (EAST CENTRAL REGIONAL GOVERNMENTAL CENTER).

Pages 186-199

Size: 36 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to exceed 100,000 square feet in the Public Ownership (PO) Zoning District.

5. DIRECTOR COMMENTS

6. COMMISSIONER COMMENTS

7. ADJOURNMENT