

**Board of County Commissioners**

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

**June 7, 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 (Page )**

**3. CONSENT AGENDA (Pages )**

**4. REGULAR AGENDA (Pages )**

**5. DIRECTOR COMMENTS (Page )**

**6. COMMISSIONER COMMENTS (Page )**

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**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY June 7, 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 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 **Monday, June 25, 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. **Z2001-006** Official Zoning Map Amendment (Z) from Residential High Density (RH) to Commercial High Office (CHO) petition of Congress Medical Associates, by Charles Putnam, Agent. General Location: Approx. 0.5 mile south of 6th Ave. on the west side of Congress Ave. (**CONGRESS MEDICAL CENTER**)

Page 1

Size: 3.16 acres ±

BCC District: 3

MOTION: None. (Postponement by right to July 5, 2001. Petitioner requested 30 days.)

**-END OF POSTPONEMENTS-**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

2. **Z/CB2001-001**

Official Zoning Map (Z) from Agricultural Residential (AR) to Public Ownership (PO) and a Class B Conditional Use (CB) to allow a golf course petition of Palm Beach County Solid Waste Authority, by Alex Makled, Agent. General Location: NW corner Lyons Rd and Lantana Rd (**LANTANA HILLS GOLF COURSE**).

Pages 2-16

Size: 231.3 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map (Z) from Agricultural Residential (AR) to Public Ownership (PO).

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

3. **PDD/DOA/TDR1998-040(A)**

Official Zoning Map Amendment (PDD) from Community Commercial (CC) to Planned Unit Development (PUD) and a Development Order Amendment (DOA) to add land area, add units and a Transfer of Development Rights (TDR) for 6 units and designate DOA1998-040(A) as the receiving area petition of Home Devco Inc., by Bradley Miller, Agent. General Location: Approx. 2,000 feet west of Military Trail on the south side of West Atlantic Ave. (**THE ENCLAVE PUD**)

Pages 17-44

Size: 2.0 acres ± (affected)  
27.98 acres ± (overall)

BCC District: 5

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

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

MOTION: To recommend approval of the request for a Transfer of Development Rights (TDR) for 6 units and designate DOA1998-040(A) as the receiving area.

4. **DOA1976-134(A)** Development Order Amendment (DOA) to reconfigure site plan and add square footage petition of Tylander Realty Corp, by Carole Turk, Agent. General Location: NW Corner Southern Blvd. and Kelly Dr. (**PONDEROSA INDUSTRIAL PARK TRACT A**)
- Pages 45-58
- Size: 5.1 acres ± BCC District: 6
- MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to reconfigure site plan and add square footage.
5. **DOA1975-072(G)** Development Order Amendment (DOA) to add indoor entertainment (skate board facility) (requested use) petition of Larise Inc., by Land Design South, Agent. General Location: SE Corner of Okeechobee Blvd. and Citation Dr. (**FACTORY STORES OF PALM BEACH**)
- Pages 59-79
- Size: 18.2 acres ± BCC District: 2
- MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add indoor entertainment (skate board facility).
6. **PDD/DOA 1985-171(D)** Official Zoning Map Amendment (PDD) from Residential Transitional Urban (RTU) to Residential Single Family/Planned Unit Development (RS/PUD) and a Development Order Amendment (DOA) to add land area, add square footage, reconfigure master plan and to add private school (existing) (requested use) petition of Palm Beach Jewish Community Campus Corp, by Kieran Kilday, Agent. General Location: Approx. 0.2 mile north of Community Dr. on the west side of Military Trail (**DORFMAN PUD**)
- Pages 80-107
- Size: 8.26 acres ± (affected) BCC District: 2  
40.72 acres ± (overall)
- MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Residential Transitional Urban (RTU) to Residential Single Family/Planned Unit Development (RS/PUD).
- MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add land area, add square footage, reconfigure master plan and to add private school (existing).

**- END OF CONSENT AGENDA -**

**- START OF REGULAR AGENDA -**

**4. REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. PREVIOUSLY POSTPONED ZONING PETITIONS**

**7. PDD2000-044(A)**

Official Zoning Map Amendment (PDD) from Residential Single Family (RS) to Multiple Use Planned Development (MUPD) petition of Let It Ride L.C., by Land Design South, Agent. General Location: Southeast corner of Lantana Road and High Ridge Road (**LANTANA HIGH RIDGE MUPD**).

Pages 108-131

Size: 3.68 acres ±

BCC District: 3

MOTION: To recommend **denial** of the request for an Official Zoning Map Amendment (PDD) from Residential Single Family (RS) to Multiple Use Planned Development (MUPD).

**8. DOA1995-063(B)**

Development Order Amendment (DOA) to modify conditions of approval, reconfigure site plan and add general repair and maintenance (requested use) petition of Costco Wholesale Corp, by Kieran Kilday, Agent. General Location: Approximately 0.8 mile north of Clint Moore Road on the east side of Congress Avenue (**COSTCO (aka APPLES & ORANGES)**).

Pages 132-177

Size: 27.77 (-.11 LWDD) acres ± (existing) BCC District: 4  
27.88 acres ± (previous)

MOTION: To recommend **denial** of the request for a Development Order Amendment (DOA) to modify conditions of approval, reconfigure site plan and add general repair and maintenance (requested use).

**C. ZONING PETITIONS**

**9. DOA1985-095(F)**

Development Order Amendment (DOA) to modify a condition of approval petition of Bernstein-Glades Assoc. Ltd and Lois Realty Corp, by Charles Millar, Agent. General Location: Approx. 800 feet west of Lyons Rd. on the north side of Glades Rd. (**BERNSTEIN MUPD**)

Pages 178-198

Size: 6.14 acres ±

BCC District: 5

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

**REGULAR AGENDA**

10. **Z/CA1989-069(A)** Official Zoning Map Amendment (Z) from Specialized Commercial/ Special Exception (CS/SE) to General Commercial (CG) and a Class A Conditional Use (CA) to allow a convenience store with gas sales petition of LDR Real Estate LC, by Winston Lee, Agent. General Location: SW Corner Lawrence Rd. and Lantana Rd. (**LAWRENCE LANTANA CENTER**)

Pages 199-234

Size: 5.24 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Specialized Commercial/ Special Exception (CS/SE) to General Commercial (CG).

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

11. **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 Military Trail and Hypoluxo Rd. (**BP AMOCO**)

Pages 235-258

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.

12. **DOA1991-005(B)** Development Order Amendment (DOA) to modify conditions of approval petition of Atlas-Lox Road Inc., by Scott Mosolf, Agent. General Location: Approx. 5.4 mile west of SR 7 on the south side of Lox Rd. (**WASTE MAGIC**)

Pages 259-281

Size: 51.36 acres ±

BCC District: 5

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

**5. DIRECTOR COMMENTS**

[Architectural Guidelines](#)

**6. COMMISSIONER COMMENTS**

**7. ADJOURNMENT**