

Board of County Commissioners

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

APRIL 3, 2003

**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 (Page 1)**

- 4. CONSENT AGENDA (Page 2)**

- 5. REGULAR AGENDA (Pages 3-5)**

- 6. DIRECTOR COMMENTS (Page 5)**

- 7. COMMISSIONER COMMENTS (Page 5)**

- 8. ADJOURNMENT (Page 5)**

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**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY APRIL 3, 2003

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 24, 2003**, 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. **PDD2002-037** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Ronald Mastroianni & David Moscarelli by Robert Bentz, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approx. 330 feet west of Florida's Turnpike on the south side of Lake Worth Rd. (**MASTROIANNI MUPD**).

Page 1

Size: 9.15 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to May 1, 2003, (Petitioner requested).

- END OF POSTPONEMENTS

4. CONSENT AGENDA
 - A. REQUESTS TO PULL ITEMS FROM CONSENT
 - B. ZONING PETITIONS – CONSENT

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

5. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

2. **Z2002-064** Title: Resolution approving an Official Zoning Map Amendment petition of G.B. Enterprises of Southwest Florida by George Gentile, ASLA, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District. General Location: Approx. 0.5 mile east of Jog Rd. bound on the north and south by Belvedere Rd. and Southern Blvd. (**JOHNSON LINEAR PARK**).

Pages 2-15

Size: 24.25 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 with a Conditional Overlay Zone (COZ).

C. ZONING PETITIONS

3. **PDD2002-065** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of GL Homes of Florida II Corp. by Jennifer Morton, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approx. 0.6 mile south of Boynton Beach Blvd. on the east side of Hagen Ranch Rd. (**HAGEN ASSEMBLAGE PUD**).

Pages 16-43

Size: 225.69 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.

MOTION: To recommend approval of the request to abandon the special exception granted by Resolution R-89-0331 to allow a commercial sales and service enterprise of an agricultural nature.

4. **PDD2002-067** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of GL Homes of Florida II Corp. by Kieran J. Kilday, Agent. Request: Rezoning from the Public Ownership (PO) and the Agricultural Reserve (AGR) Zoning Districts to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. General Location: Approx. 1,400 feet south of Boynton Beach Blvd. on the east side of Lyons Rd. (**FOGG PROPERTY NORTH PUD**).

Pages 44-111

Size: 516.98 acres ±

BCC District: 5

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

5. **PDD2002-068** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of GL Homes of Florida II Corp. by Kieran J. Kilday, Agent. Request: Rezoning from the the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. General Location: Approx. 1.0 mile south of Boynton Beach Blvd. and on the east side of Lyons Rd. (**FOGG PROPERTY CENTRAL PUD**).

Pages 112-162

Size: 517.15 acres ±

BCC District: 5

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

6. **PDD2002-069** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of GL Homes of Florida II Corp. by Kieran J. Kilday, Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) District. General Location: Approx. 1.5 mile south of Boynton Beach Blvd. on the east side of Lyons Rd. (**FOGG PROPERTY SOUTH PUD**).

Pages 163-226

Size: 507.56 acres ±

BCC District: 5

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

7. **DOA1997-086B** Title: Resolution approving a Development Order Amendment petition of Linton Jog Association II and III, LTD. by Charles W. Millar, Jr., Agent. Request: To reconfigure master plan. General Location: Southeast corner of Jog Rd. and Linton Blvd. (**ADDISON CENTRE**).

Pages 227-256

Size: 9.48 acres ±

BCC District: 5

MOTION: To recommend approval of the request for a Development Order Amendment to reconfigure the master plan.

8. **CA2002-054** Title: Resolution approving a Class A Conditional Use petition of Trevor & Merna Fairclough by Kevin McGinley, Agent. Request: To allow a church or place of worship. General Location: Northwest corner of Luzon Ave. and Kirk Rd. (**BETHEL CHURCH OF GOD**).

Pages 257-273

Size: 1.03 acres ±

BCC District: 3

MOTION: To recommend approval of the request to allow a church or place of worship.

9. **PDD2002-028** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Fred Keller Trust by Robert Bentz, Agent. Request: Rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) District (requested uses) to allow 3 fast food restaurants and a convenience store with gas sales. General Location: Northwest corner of Pike Rd. and Southern Blvd. (**KELLER MUPD**).

Pages 274-295

Size: 5.66 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to May 1, 2003, (Staff requested).

10. **CA2002-017** Title: Resolution approving a Class A Conditional Use petition of Mackey Development by H. Burton Smith, Agent. Request: To allow a Voluntary Density Bonus. General Location: Approx. 600 feet west of Central Blvd. on the south side of Jupiter Gardens Blvd. (**MALLARDS COVE**).

Pages 296-313

Size: 3.63 acres ±

BCC District: 1

MOTION: To recommend approval of the request for a Voluntary Density Bonus.

6. **DIRECTOR COMMENTS**
7. **COMMISSIONER COMMENTS**
8. **ADJOURNMENT**