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

FEBRUARY 6, 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/WITHDRAWALS/REMANDS (Pages 1-2)

4. CONSENT AGENDA (Pages 3-4)

5. REGULAR AGENDA (Pages 5-7)

6. DIRECTOR COMMENTS (Page 7)

7. COMMISSIONER COMMENTS (Page 7)

8. ADJOURNMENT (Page 7)

NOTE: 1. Comment cards will not be accepted after discussion on the item has begun.
2. Zoning packet can also be found on the Website: www.pbcgov.com/pzb.

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, FEBRUARY 6, 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, February 27, 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

- A. Election of the Chair and Vice Chair.

3. POSTPONEMENTS / WITHDRAWALS

A. POSTPONEMENTS

- 1. **PDD1998-073(4)** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Herbert F. Kahlert & Karl A. Kahlert by Kieran J. Kilday, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District with a hotel/motel and a restaurant, fast food (requested uses). General Location: Southwest corner of Hagen Ranch Rd. and Boynton Beach Blvd. (**NEW ALBANY POD E**).

Page 1

Size: 23.88 acres ±

BCC District: 5

MOTION: To postpone thirty (30) days to March 6, 2003 (Petitioner requested).

B. WITHDRAWALS

2. **Z/DOA1985-084E** Title: Resolution approving an Official Zoning Map Amendment petition of Berean Baptist Church by John Abney, Agent. Request: Rezoning from the Residential Single Family (RS) Zoning District to the Institutional and Public Facilities (IPF) Zoning District. Title: Resolution approving a Development Order Amendment petition of Berean Baptist Church by John Abney, Agent. Request: To reconfigure site plan and re-start of commencement clock. General Location: Approx. 3/8 mile west of Benoist Farms Rd. on the south side of Okeechobee Blvd. (**BEREAN BAPTIST CHURCH**).

Page 2

Size: 16.2 acres ±

BCC District: 6

MOTION: None. (Request withdrawn by petitioner)

- END OF POSTPONEMENTS / WITHDRAWALS

4. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

3. **Z/DOA1988-019A** Title: Resolution approving an Official Zoning Map Amendment petition of Seymour & Susan Applebaum by Anna Cottrell, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District. Title: Resolution approving a Development Order Amendment petition of Seymour & Susan Applebaum by Anna Cottrell, Agent. Request: To reconfigure site plan. General Location: Approx. 1,000 feet south of Belvedere Rd. on the west side of Benoist Farms Rd. (**BENOIST FARMS ROAD PROPERTY**).

Pages 3-20

Size: 10 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential Zoning District to the Light Industrial Zoning District.

MOTION: To recommend approval of the request to reconfigure site plan.

4. **PDD2002-011** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Lawrence Gideon Johnson by George G. Gentile, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: SE corner of Belvedere Rd. and the Florida Turnpike (**JOHNSON PROPERTY MUPD**).

Pages 21-49

Size: 54.6 acres ±

BCC District: 6

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

5. **DOA2001-057A** Title: Resolution approving a Development Order Amendment petition of The William Chinnick Charitable Foundation Inc. by Robert Bentz, Agent. Request: To modify/delete condition of approval and add students. General Location: Approx. 0.5 mile west of the Florida Turnpike on the north side of Boynton Beach Blvd. (**ST. JOSEPH'S EPISCOPAL SCHOOL**).

Pages 50-74

Size: 54.95 acres ±

BCC District: 3

MOTION: To recommend approval of the request to modify/delete condition(s) of approval and add students.

6. **DOA1998-073(1)A** Title: Resolution approving a Development Order Amendment petition of Herbert F. Kahlert & Karl A. Kahlert by Kieran J. Kilday, Agent. Request: To reconfigure site plan and add square footage. General Location: Southeast corner of Boynton Beach Blvd. and the Florida Turnpike (**SHOPPES OF NEW ALBANY**).

Pages 75-103

Size: 5.48 acres ±

BCC District: 5

MOTION: To recommend approval of the request to reconfigure site plan and add square footage.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

5. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

7. **Z/CB2002-044** Title: Resolution approving an Official Zoning Map Amendment petition of Bibi Enterprises Inc. by Kevin McGinley, Agent. Request: Rezoning from the Residential Medium Density (RM) Zoning District to the General Commercial (CG) Zoning District. Title: Resolution approving a Class B Conditional Use petition of Bibi Enterprises Inc. by Kevin McGinley, Agent. Request: To allow a car wash. General Location: Approx. 700 feet north of 10th Ave. North on the east side of Military Trail (**ROYAL CENTER**).

Pages 104-126

Size: 2.07 acres ±

BCC District: 3

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

MOTION: To adopt a resolution approving the request for a Class B Conditional Use to allow a car wash.

C. ZONING PETITIONS

8. **PDD2002-052** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Agradex International Inc. by Robert Bentz, Agent. Request: Rezoning from the Residential Transitional (RT) and the Residential Estate (RE) Zoning Districts to the Residential Planned Unit Development (PUD) District. General Location: Northwest corner of Lyons Rd. Extension and Dillman Rd. (**AGRADEX/LYONS ROAD PUD**).

Pages 127-151

Size: 158.79 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a rezoning from the Residential Transitional and the Residential Estate Zoning Districts to the Residential Planned Unit Development District.

9. **PDD/TDR1995-118A** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of AMKBJ Partners Ltd. by Joe Lelonek, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District with an existing commercial communication tower in the public civic tract (requested use). Title: Resolution approving a Transfer of Development Rights petition of AMKBJ Partners Ltd. by Joe Lelonek, Agent. Request: To allow the Transfer of Development Rights for 3 units and to designate this petition as the receiving area. General Location: Approx. 750 feet west of Lyons Rd. on the south side of Lantana Rd. (**LANTANA ROAD PUD**).

Pages 152-178

Size: 62.05 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 with an existing commercial communication tower in the public civic tract (requested use).

MOTION: To recommend approval of the request to allow the Transfer of Development Rights for 3 units and to designate this petition as the receiving area.

10. **Z2002-049** Title: Resolution approving an Official Zoning Map Amendment petition of Don and Susan Delucia by Robert Bentz, Agent. Request: Rezoning from the Agricultural Reserve (AGR) Zoning District to the Community Commercial (CC) Zoning District. General Location: Approx. 300 feet south of Avenida Del Rio Rd. on the west side of SR 7/US 441 (**DELRAY PLAZA**).

Pages 179-197

Size: .91 acres ±

BCC District: 5

MOTION: To recommend approval of an alternative motion for a rezoning from the Agricultural Reserve Zoning District to the Commercial Low Office Zoning District.

11. **Z1981-224A** Title: Resolution approving an Official Zoning Map Amendment petition of RPG of S. Florida by Robert Bentz, Agent. Request: Rezoning from the Specialized Commercial (CS) Zoning District to the Community Commercial (CC) Zoning District. General Location: Approx. 600 feet south of Avenida Del Rio Rd. on the west side of SR 7/US 441 (**VALENCIA CENTER**).

Pages 198-219

Size: .78 acres ±

BCC District: 5

MOTION: To recommend approval of an alternative motion for a rezoning from the Specialized Commercial Zoning District to the Commercial Low Office Zoning District.

MOTION: To recommend approval of the request to abandon the special exception granted by Resolution R-82-0141 to allow a Planned Office Business Park (POBP).

12. **CB1992-039A** Title: Resolution approving a Class B Conditional Use petition of Manuel S. Andrade by Robert Basehart, Agent. Request: To allow a carwash and auto detailing facility. General Location: Approx. 2,700 feet west of Haverhill Rd. on the north side of Okeechobee Blvd. (**GLADSTONE COMMERCIAL/KARCHER CAR WASH**).

Pages 220-240

Size: 6.34 acres \pm

BCC District: 2

MOTION: To adopt a resolution approving the request to allow a carwash and auto detailing facility.

6. DIRECTOR COMMENTS

7. COMMISSIONER COMMENTS

8. ADJOURNMENT