

**Board of County Commissioners**

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**County Administrator**

Robert Weisman

**Department of Planning, Zoning & Building**  
100 Australian Ave  
West Palm Beach, FL 33406  
Phone: 561-233-5200  
Fax: 561-233-5165

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

**JUNE 5, 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. POSTPONEMENTS/WITHDRAWALS/REMANDS (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 JUNE 5, 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, June 26, 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. POSTPONEMENTS, WITHDRAWALS AND REMANDS**

**A. POSTPONEMENTS**

- 1. **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 and to allow 3 fast food restaurants and a convenience store with gas sales (requested uses). General Location: Northwest corner of Pike Rd. and Southern Blvd. (**KELLER MUPD**).

Page 1

Size: 5.66 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to July 3, 2003, (Petitioner requested).

2. **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 2

Size: 9.15 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to July 3, 2003, (Petitioner requested)

3. **DOA1985-061D** Title: Resolution approving a Development Order Amendment petition of Home Depot USA by Peter Van Rens, Agent. Request: To reconfigure master plan and add square footage. General Location: Northeast corner of Lake Worth Rd. and North Price St. (**HOME DEPOT PLAZA**).

Page 3

Size: 15.46 acres ±

BCC District: 3

MOTION: To postpone thirty (30) days to July 3, 2003, (Petitioner requested).

**- END OF POSTPONEMENTS**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

4. **DOA1975-068U** Title: Resolution approving a Development Order Amendment petition of Boca Fitness Enterprises, Inc. by Michael Posner, Agent. Request: To allow a fitness center in excess of 15,000 square feet. General Location: Northwest corner of Palmetto Park Rd. and Ponderosa Dr. (**LOGGERS RUN SHOPPING CENTER**).

Pages 4-25

Size: 16.12 acres ±

BCC District: 5

MOTION: To recommend approval of the request to allow a fitness center in excess of 15,000 square feet.

5. **DOAZ1981-020C** Title: Resolution approving a Development Order Amendment petition of AT&T Wireless Services by Thomas Yonge, Agent. Request: To delete land area. Title: Resolution approving an Official Zoning Map Amendment petition of AT&T Wireless Services by Thomas Yonge, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional Suburban (RTS) Zoning District. General Location: Approx. 350 feet north of Woolbright Rd. on the west side of Military Tr. (**AT&T REZONING**).

Pages 26-44

Size: 1.82 acres ±

BCC District: 5

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

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

6. **Z/DOA1996-006A** Title: Resolution approving an Official Zoning Map Amendment petition of PBC Realty Assoc. by Thomas Yonge, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District. Title: Resolution approving a Development Order Amendment petition of PBC Realty Assoc. by Thomas Yonge, Agent. Request: To add land area and parking spaces. General Location: Northwest corner of Woolbright Rd. and Military Tr. (**WALGREENS MILITARY & WOOLBRIGHT**).

Pages 45-64

Size: 1.77 acres ±

BCC District: 5

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

MOTION: To recommend approval of the request to add land area and parking spaces.

7. **DOA1984-130I** Title: Resolution approving a Development Order Amendment petition of Palm Beach Commerce Assoc. Ltd. by Kim Juran, AICP, Agent. Request: To redesignate land uses. Request: Substantial Deviation Determination. General Location: Northwest corner of Florida's Turnpike and Okeechobee Blvd. (**VISTA CENTER DRI**).

Pages 65-102

Size: 493.6 acres ±

BCC District: 2

MOTION: To recommend approval of the request to redesignate land uses.

MOTION: The request is not a Substantial Deviation.

- END OF CONSENT AGENDA -

## - START OF REGULAR AGENDA -

## 4. REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. PREVIOUSLY POSTPONED ITEMS

## C. ZONING PETITIONS

8. **PDD/TDR2003-001** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Lennar Communities, Inc. by Anna S. Cottrell, Agent. Request: Rezoning from the Residential Single Family (RS) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Transfer of Development Rights petition of Lennar Communities, Inc. by Anna S. Cottrell, Agent. Request: To allow the Transfer of Development Rights for 3 units and to designate this petition as the receiving area. General Location: Approx. 0.5 mile west of I-95 on the south side of Lantana Rd. (**LAKE OSBORNE RESIDENTIAL PUD**).

Pages 103-132

Size: 9.86 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a rezoning from the Residential Single Family Zoning District to the Residential Planned Unit Development District.

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.

9. **DOA1987-006D** Title: Resolution approving a Development Order Amendment petition of AutoNation Imports of Palm Beach, Inc. by Kim Juran, AICP, Agent. Request: To add land area and parking spaces. General Location: Southwest corner of Congress Avenue and Okeechobee Blvd. (**LEXUS OF PALM BEACH**).

Pages 133-160

Size: 4.04 acres ±

BCC District: 2

MOTION: To recommend approval of the request to add land area and parking spaces.

10. **DOA1992-023D** Title: Resolution approving a Development Order Amendment petition of Belvedere Military Corp and PBC BCC by Kieran J. Kilday, Agent. Request: To delete land area. General Location: Northeast corner of Military Tr. and Belvedere Rd. (**BMC / WAL-MART**).

Pages 161-199

Size: 22.41 acres ±

BCC District: 2

MOTION: To recommend approval of the request to delete land area.

11. **Z2003-017** Title: Resolution approving an Official Zoning Map Amendment petition of Palm Beach County BCC by Kieran J. Kilday, Agent. Request: Rezoning from the Multiple Use Planned Development (MUPD) District to the Public Ownership (PO) Zoning District. General Location: Northwest corner of Belvedere Rd. and Country Club Rd. (**PALM BEACH COUNTY RPZ**).

Pages 200-211

Size: 2.37 acres ±

BCC District: 2

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

- 5. **DIRECTOR COMMENTS**
- 6. **COMMISSIONER COMMENTS**
- 7. **ADJOURNMENT**