

Board of County Commissioners

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

MARCH 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. WITHDRAWALS/REMANDS (Pages 1-2)**

- 4. CONSENT AGENDA (Page 3)**

- 5. REGULAR AGENDA (Page 4)**

- 6. DIRECTOR COMMENTS (Page 4)**

- 7. COMMISSIONER COMMENTS (Page 4)**

- 8. ADJOURNMENT (Page 4)**

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**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY MARCH 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, March 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

3. WITHDRAWALS/REMANDS

A. WITHDRAWN

- 1. **DOA1981-186H** Title: Resolution approving a Development Order Amendment petition of Spilan Inc. by Sara Lockhart, Agent. Request: To allow a restaurant, fast food. General Location: Northeast corner of Lantana Rd. and Jog Rd. (**POLLO TROPICAL**).

Page 1

Size: 1.0 acres ± (affected area)

BCC District: 3

MOTION: None. (Requested by petitioner)

B. REMAND

2. **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 Hagen Ranch Rd. and Boynton Beach Blvd. (**NEW ALBANY POD E**).

Pages 2-3

Size: 23.88 acres ±

BCC District: 5

MOTION: To remand back to the June 11, 2003 DRC meeting.
(Request by petitioner)

- END OF WITHDRAWALS AND REMANDS

4. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

3. **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 Road bound on the north and south by Belvedere Rd. and Southern Blvd. (**JOHNSON LINEAR PARK**).

Pages 4-17

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.

4. **Z/COZ2002-063** Title: Resolution approving an Official Zoning Map Amendment petition of Communities Finance Co. by Kieran J. Kilday, Agent. Request: Rezoning from the Light Industrial (IL) and the Agricultural Residential (AR) Zoning Districts to the Residential Transitional Suburban (RTS) Zoning District with a Conditional Overlay Zone (COZ). General Location: Approx. 2,700 feet north of Donald Ross Road on the east side of Palmwood Road (**HARBOR PLACE**).

Pages 18-34

Size: 5.7 acres ±

BCC District: 1

MOTION: To recommend approval of the request for a rezoning from the Light Industrial and the Agricultural Residential Zoning Districts to the Residential Transitional Suburban Zoning District with a Conditional Overlay Zone.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

5. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

5. **Z2002-049** Title: Resolution approving an Official Zoning Map Amendent 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 35-55

Size: 0.91 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.

6. **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 56-78

Size: 0.78 acres ±

BCC District: 5

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

6. DIRECTOR COMMENTS

7. COMMISSIONER COMMENTS

8. ADJOURNMENT