

**Board of County Commissioners**

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**County Administrator**

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

**DECEMBER 6, 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/WITHDRAWALS (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)**

Web address: [www.pbcgov.com/pzb/](http://www.pbcgov.com/pzb/)

**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY, DECEMBER 6, 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 application 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, **January 3, 2002**, 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. **PDD2001-024** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2001-024 petition of Continental Homes of Florida, Inc., by Julian Bryan, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) Zoning District. General Location: Southwest corner of Hypoluxo Road and Lawrence Road (**DAHLGREN PUD**).

Page NA

Size: 27.04 acres ±

BCC District: 3

MOTION: To postpone 30 days until Friday, January 4, 2002. (Staff recommended.)

2. **PDD/DOA1984-159(B)** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD1984-159(B) petition of Chris Doyle, by Joe Verdone, Agent. Request: Rezoning from Residential Medium Density (RM) to Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Development Order Amendment DOA1984-159(B) petition of Chris Doyle, by Joe Verdone, Agent. Request: to add land area and square footage. General Location: SW corner Ellison Wilson Rd. and PGA Blvd. (**HATTIES LANDING**).

Page 1

Size: 3.97 acres ±

BCC District: 1

MOTION: None. Postponement by right to Friday, January 4, 2002. (Petitioner requested 30 days.)

## B. WITHDRAWALS

**- END OF POSTPONEMENTS AND WITHDRAWALS -**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

- 3. **DOA1989-115(D)** Title: Resolution approving a Development Order Amendment DOA1989-115(D) petition of Crowne Investments L.P. by Jean Lindsey or Rebecca Travis, Agent. Request: to reconfigure site plan, modify/delete conditions of approval and increase outdoor storage area. General Location: Approx. 0.25 mile south of Hypoluxo Rd. on the west side of Military Tr. (**MILITARY 10 MUPD**).

Pages 2-24

Size: 10.13 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment DOA1989-115(D) to reconfigure site plan, modify/delete conditions of approval and increase outdoor storage area.

- 4. **Z/COZ2001-051** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone Z/COZ2001-051 petition of Southern Development Services by Kilday & Associates, Agent. Request: Rezoning from Residential Medium Density (RM) to General Commercial (CG) Zoning District with a Conditional Overlay Zone (COZ). General Location: Approx 100 feet north of Purdy Ln. on the west side of Military Tr. (**MILITARY PURDY REZONING**).

Pages 25-42

Size: 2.97 acres ±

BCC District: 2

MOTION: To recommend approval of the request for an Official Zoning Map Amendment with a Conditional Overlay Zone Z/COZ2001-051 rezoning from Residential Medium Density (RM) to General Commercial (CG) Zoning District with a Conditional Overlay Zone (COZ).

- 5. **PDD/DOA1982-022(A)** Title: Resolution approving an Official Zoning Map Amendment PDD1982-022(A) petition of Mallards Landing LLC, by Robert Basehart, Agent. Request: Rezoning from Residential High Density (RH) to Residential Planned Unit Development (PUD) Zoning District. Title: Resolution approving a Development Order Amendment DOA1982-022(A) petition of Mallards Landing LLC, by Robert Basehart, Agent. Request: to add land area and units. General Location: Approx. 500 feet south of Westgate Ave. on the east side of Quail Dr. (**MALLARDS LANDING**).

Pages 43-61

Size: 10.33 acres ± (existing)  
11.26 (+0.93) acres ± (proposed)

BCC District: 2

MOTION: To recommend approval of the request for an Official Zoning Map Amendment PDD1982-022(A) rezoning from Residential High Density (RH) to Residential Planned Unit Development (PUD) Zoning District.

MOTION: To recommend approval of the request for a Development Order Amendment DOA1982-022(A) to add land area and units.

C. CORRECTIVE RESOLUTION FOR STATUS REPORT

6. [SR1996-20.2](#)

Corrective Resolution: To correct Resolution ZR-2001-008 (Petition SR96-20.2) (**COLOR GARDEN NURSERY**).

Page 62

Size: 5.02 acres ±

BCC District: 3

MOTION: To adopt a resolution to correct Resolution ZR-2001-008.

**- END OF CONSENT AGENDA -**

**- START OF REGULAR AGENDA -**

**4. REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. PREVIOUSLY POSTPONED ZONING PETITIONS**

7. **Z/CA2001-017** Title: Resolution approving an Official Zoning Map Amendment Z2001-017 petition of BP Amoco, by Nick Nichols, Agent. Request: Rezoning from Residential High Density (RH) to General Commercial (CG) Zoning District. Title: Resolution approving a Class A Conditional Use CA2001-017 petition of BP Amoco, by Nick Nichols, Agent. Request: to allow a convenience store with gas sales. General Location: Southwest corner of Boutwell Avenue and 10th Avenue North (**10<sup>TH</sup> AVENUE/BOUTWELL AMOCO**).

Pages 63-84

Size: 1.14 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment Z2001-017 from Residential High Density (RH) to General Commercial (CG) Zoning District.

MOTION: To recommend approval of the request for a Class A Conditional Use CA2001-017 to allow a convenience store with gas sales.

**C. ZONING PETITIONS**

8. **PDD1999-036** Title: Resolution approving an Official Zoning Map Amendment PDD1999-036 petition of Joe Fearnley, Trustee by Richard Carlson, Agent. Request: Rezoning from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with financial institution (requested use). General Location: SE corner of Military Tr. and Coconut Ln. (**COCONUT PLAZA MUPD**).

Pages 85-112

Size: 3.83 acres ±

BCC District: 4

MOTION: To recommend approval of the request for an Official Zoning Map Amendment PDD1999-036 rezoning from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with financial institution (requested use).

9. **PDD1980-119(A)** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD1980-119(A) petition of Parkwood Estates Inc. by Joseph Gilberti, Agent. Request: Rezoning from Residential Single Family (RS) to Residential Planned Unit Development (PUD) Zoning District. General Location: Approx. 1,400 feet west of Sansbury Way on the south side of Okeechobee Blvd. (**PARKWOOD ESTATES PUD**).

Pages 113-133

Size: 30.08 acres ±

BCC District: 2

MOTION: To recommend approval of the request for an Official Zoning Map Amendment to a Planned Development District PDD1980-119(A) rezoning from Residential Single Family (RS) to Residential Planned Unit Development (PUD) Zoning District.

10. **DOA1989-052(C)** Title: Resolution approving a Development Order Amendment DOA1989-052(C) petition of Palm Beach Aggregates, Inc. by Gary Brandenburg, Joseph J. Verdone and Kerian Kilday, Agents. Request: to add an access point, modify conditions of approval and add Electrical power facility (requested use). General Location: Approx. 3 miles west of Seminole Pratt-Whitney Rd. on the north side of Southern Blvd. (**PALM BEACH AGGREGATES HYDRO STORAGE**).

Pages 134-166

Size: 3,044 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a Development Order Amendment DOA1989-052(C) to add an access point, modify conditions of approval and add Electrical power facility (requested use).

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