

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

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

NOVEMBER 1, 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 (Page 1)

3. CONSENT AGENDA (Pages 2-3)

4. REGULAR AGENDA (Pages 4-5)

5. DIRECTOR COMMENTS (Page 5)

6. COMMISSIONER COMMENTS (Page 5)

7. ADJOURNMENT (Page 5)

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**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, NOVEMBER 1, 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, **November 29, 2001**, 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**
- B. **WITHDRAWALS**

- END OF POSTPONEMENTS AND WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED STATUS REPORT

1. [SR1996-20.2](#) Status Report for Resolution ZR-96-02 (Petition 96-20), the petition of Pamela Crawford. Property Owner: Pamela Crawford. General Location: Approx. 0.5 mile south of Hypoluxo Road and 1 mile east of Jog Road on the south side of Western Way. Current Zoning: Residential Estate (RE) with a Class B Conditional Use (CB) to allow a wholesale nursery (**COLOR GARDEN NURSERY**).

Pages 1-2

Size: 5.02 acres ±

BCC District: 3

MOTION: To adopt a resolution to amend conditions of approval (Fair Share Fee) in Resolution ZR-96-02, and direct Code Enforcement to cite property owner for failure to submit a site plan for approval by the Development Review Committee.

C. ZONING PETITIONS – CONSENT

2. [DOA1998-013\(B\)](#) Title: Resolution approving a Development Order Amendment DOA1998-013(B) petition of Southern Development Services, by Land Design South, Agent. Request: to reconfigure site plan and to allow restaurant, fast food. General Location: Southwest corner of Military Trail and Lantana Road (**MILITARY LANTANA MUPD**).

Pages 3-27

Size: 0.95 acres ± (affected); 7.12 acres ± (overall)

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment DOA1998-013(B) to reconfigure site plan and to allow restaurant, fast food.

3. [DOA1993-021\(B\)](#) Title: Resolution approving a Development Order Amendment DOA1993-021(B) petition of Village Center Assoc. LC by Bradley Miller, Agent. Request: to reconfigure master plan, re-designate land uses, modify/ delete conditions and reduce square footage. General Location: Northeast corner of Jog Road and Floral Lakes Drive (**VILLAGE CENTER MUPD**).

Pages 28-53

Size: 2.72 acres ± (affected); 9.35 acres ± (overall)

BCC District: 5

MOTION: To recommend approval of the request for a Development Order Amendment DOA1993-021(B) to reconfigure master plan, re-designate land uses, modify/ delete conditions and reduce square footage.

4. [PDD/DOA1988-051\(A\)](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD1988-051(A) petition of Paul Adams, Trustee, by D.J. Snapp, Agent. Request: from Residential Estate and Residential Medium Density/Special Exception/Planned Unit Development to Residential Planned Unit Development Zoning District. Title: Resolution approving a Development Order Amendment DOA1988-051(A) petition of Paul Adams, Trustee, by D.J. Snapp, Agent. Request: to reconfigure site plan and add units. General Location: Northwest corner of Atlantic Avenue and Simms Road (**HERITAGE PARK PUD**).

Pages 54-69

Size: 12.41 acres ± (4.1 RE and 8.3 RM/SE/PUD) BCC District: 5

MOTION: To recommend approval of the request for an Official Zoning Map Amendment to a Planned Development District PDD1988-051(A) from Residential Estate and Residential Medium Density/Special Exception/Planned Unit Development to Residential Planned Unit Development Zoning District.

MOTION: To recommend approval of the request for a Development Order Amendment DOA1988-051(A) to reconfigure site plan and add units.

5. [CA2000-111](#) Title: Resolution approving a Class A Conditional Use CA2000-111 petition of Tabernacle de Salvacion Inc., by Kevin McGinley, Agent. Request: to allow a church or place of worship. General Location: Approximately 330 feet east of Kirk Road on the south side of Melaleuca Lane (**SALVATION TABERNACLE**).

Pages 70-86

Size: 3.51 acres ± BCC District: 3

MOTION: To recommend approval of the request for a Class A Conditional Use CA2000-111 to allow a church or place of worship.

6. [DOA1984-130\(F\)](#) Title: Resolution approving a Development Order Amendment DOA1984-130(F) petition of Palm Beach County PREM by Kim Juran, Agent. Request: to re-designate land uses; to modify/delete conditions of approval; to add an access point; revise the DRI ADA and make a Substantial Deviation Determination. General Location: Northeast corner of Okeechobee Blvd. and Jog Road (**VISTA CENTER**).

Pages 87-118

Size: 501.0 acres ± BCC District: 2

MOTION: To recommend approval of the request for a Development Order Amendment DOA1984-130(F) to re-designate land uses; modify/delete conditions of approval; and add an access point.

MOTION: To recommend approval of the request for a Development Order Amendment DOA1984-130(F) to revise the DRI ADA.

MOTION: To recommend this is not a Substantial Deviation.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

7. [PDD2001-005](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2001-005 petition of Flamboyant Enterprises and Paul Okean, by David Carpenter, Agent. Request: from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with 2 daycare, general (one adult/one children) and congregate living facility, type III (requested uses) General Location: Approximately 600 feet north of Hypoluxo Road on the east side of Military Trail (**OKEAN OFFICE MUPD**).

Page 119-148

Size: 19.18 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment to a Planned Development District PDD2001-005 from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with 2 daycare, general (one adult/one children) and congregate living facility, type III (requested uses).

8. [PDD2001-022](#) Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2001-022 petition of Sutton Boca One Developers Inc., by Collene Walter, Agent. Request: from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) Zoning District with two (2) financial institutions and a restaurant, fast food (requested uses). General Location: Southeast corner of Clint Moore Road and SR 7/US 441 (**THE RESERVE AT BOCA RATON**).

Page 149-172

Size: 17.9 acres ±

BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment to a Planned Development District PDD2001-022 from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) Zoning District with two (2) financial institutions and a restaurant, fast food (requested uses).

C. ZONING PETITIONS

- 9. [Z/CA2001-017](#) Title: Resolution approving an Official Zoning Map Amendment Z2001-017 petition of BP Amoco, by Nick Nichols, Agent. Request: 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 (**10TH AVENUE/BOUTWELL AMOCO**).

Pages 173-193

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.

- 10. [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: 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 194-214

Size: 27.04 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment to a Planned Development District PDD2001-024 from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) Zoning District.

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