

Warren H. Newell, Chairman
Carol A. Roberts, Vice Chair
Karen T. Marcus
Mary McCarty
Burt Aaronson
Tony Masilotti
Addie L. Greene



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**

August 1, 2002

**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 (Page 1)

3. CONSENT AGENDA (Pages 2-4)

4. REGULAR AGENDA (Pages 5-7)

5. DIRECTOR COMMENTS (Page 7)

6. COMMISSIONER COMMENTS (Page 7)

7. ADJOURNMENT (Page 7)

Web address: www.pbcgov.com/pzb/

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY AUGUST 1, 2002

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 **August 22, 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. Disclosures.

2. POSTPONEMENTS AND WITHDRAWALS

A. POSTPONEMENTS

- 1. **DOA1987-006D** Title: Resolution approving a Development Order Amendment, petition of Auto Nation Imports Palm Beach Inc. and Taurus Assoc. Inc., by Kim Juran, Agent. Request: To add land area and display spaces. General Location: SW corner of Okeechobee Blvd. and Congress Ave. (**LEXUS OF PALM BEACH**).

Page 1

Size: 4.04 acres ± (overall)

BCC District: 2

MOTION: To postpone to October 3, 2002. (Petitioner requested 60 days.)

B. WITHDRAWALS

- END OF POSTPONEMENTS AND WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

- 2. **DOA1997-012C** Title: Resolution approving a Development Order Amendment petition of Palm Beach County by Kim Juran, Agent. Request: To modify/delete conditions of approval. General Location: On the north side of Summit Blvd. bound on the east by Congress Ave. and on the west by Kirk Rd. (**TRUMP INTERNATIONAL GOLF COURSE (aka PBIA GOLF COURSE)**).

Pages 2-21

Size: 214 acres ±

BCC District: 2

MOTION: To adopt a resolution approving the request for a Development Order Amendment to modify/delete conditions of approval.

C. ZONING PETITIONS – CONSENT

- 3. **DOA1998-039A** Title: Resolution approving a Development Order Amendment petition of Agro Distribution by Anna Cottrell, Agent. Request: To delete land area and modify/delete conditions of approval. General Location: Approx. 2 miles north of Boynton Beach Blvd. on the west side of SR 7/US 441 (**PROSOURCE ONE (AKA TERRA INTERNATIONAL)**)

Pages 22-39

Size: 10.0 acres ± (existing)
5.0 acres ± (proposed)

BCC District: 3

MOTION: To adopt a resolution approving the request to delete land area and to modify/delete conditions of approval.

- 4. **DOA1980-153K** Title: Resolution approving a Development Order Amendment petition of Temple Torah of West Boynton Beach by Donaldson Hearing, Agent. Request: To reconfigure master plan, add daycare, general and modify/delete conditions of approval. General Location: NE corner of Jog Rd. and Gateway Blvd. (**TEMPLE TORAH OF WEST BOYNTON BEACH**).

Pages 40-66

Size: 6.72 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment to reconfigure master plan, add daycare, general and modify/delete conditions of approval.

- 5. **PDD/DOA1997-104C** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of The Oaks at Boca Raton by Kieran Kilday, Agent. Request: Rezoning from the Agricultural Reserve Zoning District to the Agricultural Reserve Planned Unit Development (ARG-PUD. Title: Resolution approving a Development Order Amendment petition of The Oaks at Boca Raton, by Kieran Kilday, Agent. Request: To reconfigure site plan, add land area and units. General Location: North side of Clint Moore Rd., bound on the east by Lyons Rd. and the west by SR 7/US441 (**THE OAKS AT BOCA RATON (AKA RAINBOW PUD)**).

Pages 67-117

Size: 410.29 acres ± (existing) BCC District: 5
 713.23 acres ± (proposed)

MOTION: To recommend approval of the request for a rezoning from the Agricultural Reserve Zoning District to the Agricultural Reserve Planned Unit Development.

MOTION: To recommend approval of the request for a Development Order Amendment to reconfigure site plan, add land area and units.

D. ADVERTISED STATUS REPORTS

- 6. **SR90-34A.2** Status Report for Resolution ZR-97-02 (Petition 90-34(A)), the petition of Atria Communities, Inc. Property owner: Atria Communities, Inc. General Location: SE corner of Donnelly Dr. and Congress Ave. Current zoning: General Commercial with a Class B Conditional Use to allow a Congregate Living Facility - Type 3 (48 beds). (**ATRIA CLF**)

Pages 118-121

Size: 4.08 acres BCC District: 3

MOTION: To adopt a resolution amending conditions of approval (architectural guidelines) in Resolution ZR-97-02, and approve a time extension until June 5, 2004 to commence development.

E. CORRECTIVE RESOLUTIONS

- 7. **CB1977-077B**

Corrective Resolution: To correct Condition C.1.a of Resolution ZR-2002-006. (**ATLANTIS OUTPATIENT CENTER**)

Pages 122-123

MOTION: To adopt a resolution to correct Condition C.1.a of Resolution ZR-2002-006.

8. **CB2002-018**

Corrective Resolution: To correct legal description of Resolution ZR-2002-007. (**KINGS ACADEMY**)

Pages 124-125

MOTION: To adopt a resolution to correct the legal description of Resolution ZR-2002-007.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

9. **PDD2001-043** Title: Resolution approving an Official Zoning Map Amendment petition of Garden Oaks Center Ltd, by Donaldson Hearing & Brian Chequis, Agent. Request: Rezoning from the Residential Estate (RE) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: NW corner of Square Lakes Dr. and Military Trail (**SQUARE LAKES NORTH**).

Pages 126-143

Size: 3.06 acres ±

BCC District: 1

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

C. ZONING PETITIONS

10. **CA2001-003A** Title: Resolution approving a Class A Conditional Use petition of GPRA Thoroughbred Training Center by James Brindell or Scott Bennowitz, Agent. Request: To allow 342 grooms quarters. General Location: Approx. 0.75 mile north of Boynton Beach Blvd. on the east side of Lyons Rd. (**PALM BEACH THOROUGHbred TRAINING FARM**).

Pages 144-169

Size: 304.63 acres ± (existing)

BCC District: 3

13.5 acres ± (proposed)

MOTION: To recommend approval of the request for a Class A Conditional Use to allow 342 grooms quarters.

11. **DOA1989-052D** Title: Resolution approving a Development Order Amendment petition of Palm Beach Aggregates Inc. by Joe Verdone, Agent. Request: To add land area, expand excavation and reconfigure phasing. General Location: Approx. 3 miles west of Seminole Pratt Whitney Rd. on the north side of Southern Blvd. (**PALM BEACH AGGREGATES**).

Pages 170-213

Size: 3044 acres ± (existing)

BCC District: 6

1006.85 acres ± (proposed)

MOTION: To recommend approval of the request for a Development Order Amendment to add land area, expand excavation and reconfigure phasing.

12. **DOA1992-017E** Title: Resolution approving a Development Order Amendment petition of Calvary Chapel of Jupiter by David Gregg, Agent. Request: To modify conditions of approval and re-designate land uses (office to church or place of worship). General Location: SW corner of Jupiter Farms Rd. and Indiantown Rd. (**JUPITER FARMS SHOPPING CENTER**).

Pages 214-252

Size: 37.89 acres ± (existing)
0.2 acres ± (affected)

BCC District: 1

MOTION: To recommend approval of the request for a Development Order Amendment to modify conditions of approval and re-designate land uses (office to church or place of worship).

13. **PDD2002-012** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Wilson B. Greaon, Trustee by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: NE corner of Cypress Isle Way and Lake Worth Rd. (**LAKE WORTH COMMONS MUPD**).

Pages 253-273

Size: 12.037 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.

14. **Z2000-061A** Title: Resolution approving an Official Zoning Map Amendment petition of Majorie & Paul Meloche by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional Urban (RTU) Zoning District. General Location: Approx. 600 feet west of Haverhill Rd. on the south side of Nash Rd. (**ABLES RESIDENCE**).

Pages 274-283

Size: 1.776 acres ±

BCC District: 3

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

15. **PDD2000-011A** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Majorie & Paul Meloche, by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District with a self-service storage facility (requested use). General Location: Approx. 600 feet west of Haverhill Rd. on the north side of Lantana Rd. (**ABLE'S STORAGE CENTER**).

Pages 284-305

Size: 8.282 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential Zoning District to the Multiple Use Planned Development District with a self-service storage facility.

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