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

July 8, 2002

**MONDAY
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 2-3)

4. REGULAR AGENDA (Pages 4-6)

5. DIRECTOR COMMENTS (Page 6)

6. COMMISSIONER COMMENTS (Page 6)

7. ADJOURNMENT (Page 6)

Web address: www.pbcgov.com/pzb/

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

MONDAY JULY 8, 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 **July 25, 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

B. WITHDRAWALS

- END OF POSTPONEMENTS AND WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

- 1. **DOA1976-006(B)** Title: Resolution approving a Development Order Amendment petition of 8190 Investment by James Exline, Agent. Request: To reconfigure site plan and add square footage. General Location: SW corner of Okeechobee Blvd. and Benoist Farms Rd. (**SEDONA COMMONS**).

Pages 1-28

Size: 2.63 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a Development Order Amendment to reconfigure site plan and add square footage.

C. ZONING PETITIONS – CONSENT

- 2. **CA1984-094(A)** Title: Resolution approving a Class A Conditional Use petition of RB Graves and Son Inc. by Ken Kruger, Agent. Request: to allow a convenience store with gas sales and an accessory car wash. General Location: SE corner of Okeechobee Blvd. and Meridian Rd. (**OKEECHOBEE MOBILE**).

Pages 29-52

Size: 0.82 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a Class A Conditional Use to allow a convenience store with gas sales and an accessory car wash facility.

- 3. **DOA1997-012(C)** 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 53-71

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.

4. **CB1977-077(B)** Title: Resolution approving a Class B Conditional Use petition of Atlantis Investment Group, LLC by Steven E. Tate, Agent. Request: to allow a medical office. General Location: NW corner of Military Trail & Collier Rd. (**ATLANTIS OUTPATIENT CENTER**).

Pages 72-88

Size: 0.85 acres ±

BCC District: 3

MOTION: To adopt a resolution approving the request for a Class B Conditional Use to allow a medical office.

5. **Z2002-010** Title: Resolution approving an Official Zoning Map Amendment petition of Herbert Kahlert & Heinz Kahlert by Candy Anderson, Agent. Request: Rezoning from the Agricultural Residential to the Residential Transitional Suburban Zoning District. General Location: Approx. 1,780 feet west of Jog Rd. on the north side of Woolbright Rd. (**MADISON ESTATES**).

Pages 89-109

Size: 10.35 acres ±

BCC District: 5

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

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

6. **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) to the Multiple Use Planned Development (MUPD) Zoning District. General Location: NW corner of Square Lakes Dr. and Military Trail (**SQUARE LAKES NORTH**).

Pages 110-126

Size: 3.06 acres ±

BCC District: 1

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

7. **DOA1987-006(D)** 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 127-150

Size: 4.04 acres ± (overall)

BCC District: 2

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

8. **DOA1998-078(C)** Title: Resolution approving a Development Order Amendment petition of Herbert Kahlert and Karl Kahlert, by Kilday & Associates, Inc., Agent. Request: To reconfigure master plan; add square footage and to allow a convenience store with gas sales, a car wash and a restaurant, fast food (requested uses). General Location: NW corner of Jog Rd. and Woolbright Rd. (**SHOPPES OF MADISON**)

Pages 151-188

Size: 23.84 acres ±

BCC District: 5

MOTION: To recommend approval of the request for a Development Order Amendment to reconfigure master plan; add square footage and to allow a convenience store with gas sales, a car wash and a restaurant, fast food.

C. ZONING PETITIONS

9. **Z/CA/CB2002-018** Title: Resolution approving an Official Zoning Map Amendment petition of Kings Academy and PBC PREM by Kieran J. Kilday, Agent. Request: Rezoning from the Agricultural Residential to the Residential Single Family, and to the Public Ownership Zoning Districts; and rezoning from the Public Ownership to the Institution and Public Facilities Zoning District. Title: Resolution approving a Class A Conditional Use petition of Kings Academy and PBC PREM by Kieran J. Kilday, Agent. Request: to allow a private school. Title: Resolution approving a Class B Conditional Use petition of Kings Academy and PBC PREM by Kieran J. Kilday, Agent. Request: to allow a daycare, general. General Location: NE corner of Belvedere Rd. and Sansbury's Way (**KING'S ACADEMY & PBC PARK AT SANSBURY WAY**).

Pages 189-218

Size: 206.7 total acres ±

BCC District: 6

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential to the Residential Single Family Zoning District for 12.96 acres.

MOTION: To recommend approval of the request for a rezoning from the Public Ownership to the Institution and Public Facilities Zoning District for 46.94 acres.

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential to the Public Ownership Zoning District for 5 acres.

MOTION: To recommend approval of the request for a Class A Conditional Use to allow a private school.

MOTION: To adopt a resolution approving the request for a Class B Conditional Use to allow a daycare, general.

10. **Z2002-019** Title: Resolution approving an Official Zoning Map Amendment petition of Indian Trail Improvement District by Kieran J. Kilday, Agent. Request: Rezoning from the Agricultural Residential to the Public Ownership Zoning District. General Location: Approx. 2,200 feet south of Orange Ave. and on the west side of 140th Ave. (**ACREAGE COMMUNITY PARK**).

Pages 219-235

Size: 28.9acres ±

BCC District: 6

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential the Public Ownership Zoning District with a COZ.

- 11. **Z/DOA1973-216(B)** Title: Resolution approving an Official Zoning Map Amendment petition of Palm Beach Baptist Temple Inc. by Kevin McGinley, Agent. Request: Rezoning from the Agricultural Residential to the Residential Single Family Zoning District. Title: Resolution approving a Development Order Amendment petition of Palm Beach Baptist Temple Inc. by Kevin McGinley, Agent. Request: To expand an existing church or place of worship and to reconfigure site plan. General Location: Approx. 0.2 mile south of Lantana Rd. on the west side of Military Trail (**PALM BEACH BAPTIST CHURCH**).

Pages 236-255

Size: 7.55 acres ± (existing) BCC District:3
 14.27 acres ± (proposed)

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

MOTION: To recommend approval of the request to reconfigure site plan and add square footage.

- 12. **Z/CA2002-003** Title: Resolution approving an Official Zoning Map Amendment petition of Magdalene Carney Baha'I Institute Inc. by Kevin McGinley, Agent. Request: Rezoning from the Agricultural Residential to the Residential Single Family Zoning District. Title: Resolution approving a Class A Conditional Use petition of Magdalene Carney Baha'I Institute Inc. by Kevin McGinley, Agent. Request: To allow a church or place of worship. General Location: Approx. 0.5 mile east of Jog Rd. on the south side of Summit Blvd. (**BAHA'I INSTITUTE**).

Pages 256-273

Size: 5.0 acres ± BCC District: 6

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

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

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