

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**

September 5, 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. COMMISSIONER COMMENTS (Page 1)**
- 3. POSTPONEMENTS / WITHDRAWALS (Page 1)**
- 4. CONSENT AGENDA (Pages 2-3)**
- 5. REGULAR AGENDA (Page 4)**
- 6. DIRECTOR COMMENTS (Page 4)**
- 7. COMMISSIONER COMMENTS (Page 4)**
- 8. ADJOURNMENT (Page 4)**

Web address: www.pbcgov.com/pzb/

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY SEPTEMBER 5, 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 **September 26, 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. COMMISSIONER COMMENTS

3. POSTPONEMENTS/ WITHDRAWALS

A. POSTPONEMENTS

- 1. **PDD2002-011** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Lawrence Gideon Johnson by George G. Gentile, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development District (MUPD). General Location: SE corner of Belvedere Rd. and the Florida Turnpike. (**JOHNSON PROPERTY MUPD**)

Page 1

Size: acres ± 54.6

BCC District: 6

MOTION: None required. Postponed by right to October 3, 2002. (Petitioner requested 30 days.)

B. WITHDRAWALS

- END OF POSTPONEMENTS AND WITHDRAWALS -

4. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. REMANDS

- 2. **PDD2002-016** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of James O'Brien, Trustee by Kieran J. Kilday, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development District (MUPD) with a self-service storage facility (requested use). General Location: North side of Lantana Rd., west of Florida's Turnpike (**LANTANA/TURNPIKE SSSF**)

Page 2

Size: acres ± 10.5

BCC District: 2

MOTION: To remand back to DRC on October 9, 2002 for further review.

C. ZONING PETITIONS – CONSENT

- 3. **DOA1994-056(A)** Title: Resolution approving a Development Order Amendment petition of Ronald G. Woods, Trustee by Patrick Tobin, Agent. Request: To modify/delete conditions of approval. General Location: Approx. 1 mile west of Jupiter Farms Rd. on the north side of Randolph Siding Rd. (**RANDOLF OAKS (aka WILD PALMS)**)

Pages 3-23

Size: acres ± 39.21

BCC District: 1

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

4. **PDD/TDR2001-076** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of G.B. Enterprise of Southwest Florida, Inc., by George Gentile, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Transfer of Development Rights petition of G.B. Enterprise of Southwest Florida, Inc., by George Gentile, Agent. Request: To allow the Transfer of Development Rights for 116 units and to designate this petition as the receiving area. General Location: Approx. 660 feet south of Belvedere Rd. on the west side of Jog Rd. (**JOHNSON PROPERTIES PUD**)

Pages 24-56

Size: acres ± 181.79

BCC District: 6

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

MOTION: To recommend approval of the request to allow the Transfer of Development Rights for 116 units and to designate this petition as the receiving area.

D. ABANDONMENT RESOLUTION

5. **ABN2000-027** Title: Resolution Revoking Resolution ZR-2000-014 approving Zoning Petition CB2000-027, for a Class B Conditional Use (CB) to allow a wholesale nursery in the Residential Single Family (RS) Zoning District. (**NICAL NURSERY**)

Pages 57-59

MOTION: To adopt a resolution revoking Resolution ZR-2000-014, approving Zoning Petition CB2000-027 for a Class B Conditional Use to allow a wholesale nursery in the Residential Single Family Zoning District.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -**5. REGULAR AGENDA****A. ITEMS PULLED FROM CONSENT****B. PREVIOUSLY POSTPONED ZONING PETITIONS**

6. **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 60-110

Size: 410.29 acres ± (existing)
713.23 acres ± (proposed)

BCC District: 5

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.

C. ZONING PETITIONS

7. **Z/COZ2001-071** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone petition of Tidal Wave Investments, by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential Zoning District (AR) to the Light Industrial Zoning District with a Conditional Overlay Zone (IL/COZ). General Location: Approx. 1700 feet west of Jog Rd. on the north side of Wallis Rd. (**TIDAL WAVE REZONING**)

Pages 111-127

Size: acres ± 13.0

BCC District: 6

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

6. DIRECTOR COMMENTS**7. COMMISSIONER COMMENTS****8. ADJOURNMENT**