

Warren H. Newell, Chairman  
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**ORDER OF BUSINESS  
ZONING COMMISSION  
PALM BEACH COUNTY, FLORIDA**

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

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**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY NOVEMBER 7, 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 **Monday December 9, 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. **PDD/TDR2001-066A** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of James Shillinglaw, Franceska Malck, Raja Malek by Press Tompkins Jr, P.E., 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 James Shillinglaw, Franceska Malek, Raja Malek by Press Tompkins Jr, P.E., Agent. Request: To allow the Transfer of Development Rights for 22 units and to designate this petition as the receiving area. General Location: SE corner of Palomino Place and SR 7/US 441 (**PALOMINO PLACE PUD**).

Page 1

Size: 39.3 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days (December 6, 2002). (petitioner requested)

**B. WITHDRAWALS**

**- END OF POSTPONEMENTS, WITHDRAWALS -**

4. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

2. **DOA1979-148C** Title: Resolution approving a Development Order Amendment petition of The Craig Collection Inc. by Kieran J. Kilday, Agent. Request: To modify/delete conditions of approval, add square footage, reconfigure site plan and to allow an automotive paint and body facility (requested use). General Location: Approx. 500 feet west of Jog Rd. on the south side of Okeechobee Blvd. (**PALM BEACH ACURA**).

Pages 2 - 25

Size: 10.44 acres ±

BCC District: 2

MOTION: To recommend approval of the request to modify/delete conditions of approval, add square footage, reconfigure site plan and to allow an automotive paint and body facility.

3. **DOA1983-078B** Title: Resolution approving a Development Order Amendment petition of West Boca Presbyterian Church by Jill Lanigan, Agent. Request: To reconfigure site plan, add square footage and modify/delete conditions of approval. General Location: Approx. 0.25 mile south of Palmetto Park Rd. on the east side of Hammock St. (**WEST BOCA PRESBYTERIAN CHURCH**).

Pages 26 - 48

Size: 6.08 acres ±

BCC District: 5

MOTION: To recommend approval of the request to reconfigure site plan, add square footage and modify/delete conditions of approval.

4. **Z/CA2002-024** Title: Resolution approving an Official Zoning Map Amendment petition of Boynton Beach Community Church by Kevin McGinley, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional Suburban (RTS) Zoning District. Title: Resolution approving a Class A Conditional Use petition of Boynton Beach Community Church by Kevin McGinley, Agent. Request: To allow a church or place of worship and a daycare, general. General Location: Approx. 0.8 mile south of Hypoluxo Rd. on the west side of Military Trail (**BOYNTON BEACH COMMUNITY CHURCH**).

Pages 49 - 66

Size: 4.98 acres ±

BCC District: 3

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

MOTION: To recommend approval of the request to allow a church or place of worship and a daycare, general.

5. **PDD2002-020** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of George & Dorothy Haas by Robert Bentz, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: Approx. 0.25 mile south of Lake Worth Rd. on the east side of Lyons Rd. (**BERNARD HAAS PUD**).

Pages 67 - 89

Size: 47.96 acres ±

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.

- END OF CONSENT AGENDA -

## - START OF REGULAR AGENDA -

## 5. REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. ZONING PETITIONS

6. **DOA1976-007E** Title: Resolution approving a Development Order Amendment petition of Principal Properties LLC by Robert Bentz, Agent. Request: To reconfigure master plan, add square footage, modify/delete conditions of approval and to allow a general repair and maintenance facility (requested use). General Location: SE corner of Golden Lakes Blvd. and Okeechobee Blvd. (**OKEECHOBEE BLVD MUPD**).

Pages 90 -129

Size: acres 29.33 ±

BCC District: 2

MOTION: To recommend approval of the request to reconfigure master plan, add square footage, modify/delete conditions of approval and to allow a general repair and maintenance facility.

7. **PDD2002-015** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of The Morton Group by Robert Bentz, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: SE corner of Boynton Beach Blvd. & approx. 0.5 miles east of Hagen Ranch Rd. (**EXCELSIOR PARC II, aka Tivoli PUD**).

Page 130 - 153

Size: 118.05 acres ±

BCC District: 5

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

8. **DOA1977-048E** Title: Resolution approving a Development Order Amendment petition of Wal-Mart Stores by Kevin Workman, Agent. Request: To modify the site plan and building square footage. General Location: SE corner of SR 7/US 441 and Southern Blvd. (**WESTERN PLAZA (HOME DEPOT)**).

Pages 154 - 181

Size: 27.36 acres ±

BCC District: 6

MOTION: To recommend approval of the request to modify the site plan and building square footage.

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