

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**

OCTOBER 2, 2003

**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/REMANDS (Pages 1-2)**
- 3. CONSENT AGENDA (Page 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, OCTOBER 2, 2003

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 applications 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, October 23, 2003**, 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, WITHDRAWALS AND REMANDS

A. POSTPONEMENTS

- 1. **PDD2002-028** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Fred Keller Trust by Land Design South, Agent. Request: Rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) District and to allow 3 fast food restaurants and a convenience store with gas sales (requested uses). General Location: Northwest corner of Pike Rd. and Southern Blvd. (**KELLER MUPD**).

Page 1

Size: 5.66 acres ±

BCC District: 6

MOTION: To postpone thirty (30) days to November 6, 2003, (Petitioner requested).

2. **PDD2002-011** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Lawrence Gideon Johnson, by Gentile Holloway O'Mahoney & Associates, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Southeast corner of Belvedere Rd. and FLA Turnpike (**JOHNSON PROPERTY MUPD**).

Page 2

Size: 54.63 acres ±

BCC District: 6

MOTION: Postponed thirty (30) days to November 6, 2003, (by right).

3. **PDD/TDR2003-013** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of E.B. Developers, Inc., by Land Design South, 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 E.B. Developers, Inc., by Land Design South, Agent. Request: To allow the Transfer of Development Rights for 48 units and to designate this petition as the receiving area. General Location: Approx. 1,200 feet north of Lantana Rd. on the east side of Haverhill Rd. (**BELMONT AT HAVERHILL PUD**).

Pages 3-39

Size: 24.86 acres ±

BCC District: 3

MOTION: Postponed thirty (30) days to November 6, 2003, (Petitioner requested).

- END OF POSTPONEMENTS

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

- 4. **Z2003-046** Title: Resolution approving an Official Zoning Map Amendment petition of William E. and Mary Morgan, by William E. Morgan, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. General Location: Approx. 1 mile east of Jog Rd. on the south side of Ranches Rd. (**MORGAN SUBDIVISION**).

Pages 40-51

Size: 4.86 acres ±

BCC District: 3

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

- 5. **PDD/TDR2003-011** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of E. B. Developers, Inc., by Land Design South, Agent. Request: Rezoning from the Residential Estate (RE) and the Agricultural Residential (AR) Zoning Districts to the Residential Planned Unit Development (PUD) District. Title: Resolution approving a Transfer of Development Rights petition of E. B. Developers, Inc., by Land Design South, Agent. Request: To allow the Transfer of Development Rights for 68 units and to designate this petition as the receiving area. General Location: Northwest corner of Lantana Rd. and Myers Rd. (**BELMONT AT GREENACRES PUD**).

Pages 52-79

Size: 22.67 acres ±

BCC District: 3

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

MOTION: To recommend approval of the request to Transfer the development rights for 68 units and to designate this petition as the receiving area.

- 6. **DOA1999-065B** Title: Resolution approving a Development Order Amendment petition of ZC Properties, by Land Design South, Agent. Request: To reconfigure site plan, add square footage and add an access point. General Location: Approx. 0.5 mile south of Boynton Beach Blvd. on the west side of Jog Rd. (**CARLTON CLUB (PUD) CLF (aka JOG PINES (PUD) CLF)**).

Pages 80-109

Size: 5.31 acres ±

BCC District: 5

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

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

7. **PDD2002-037** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Ronald Mastroianni & David Moscarelli, by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approx. 330 feet west of FLA Turnpike on the south side of Lake Worth Rd. (**MASTROIANNI MUPD**).

Pages 110-132

Size: 9.15 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.

C. ZONING PETITIONS

8. **PDD/DOA2002-065A** Title: Resolution approving an Official Zoning Map Amendment petition of GL Homes of Florida II Corp., by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District and the Residential Transitional Suburban Zoning District with a Conditional Overlay Zone (RTS/COZ) to the Residential Planned Unit Development (PUD) District. Title: Development Order Amendment petition of GL Homes of Florida II Corp., by Land Design South, Agent. Request: To reconfigure site plan, add land area, add units and modify/delete conditions of approval. General Location: Northeast corner of Hagen Ranch Rd. and Woolbright Rd. (**HAGEN ASSEMBLAGE PUD**).

Pages 133-174

Size: 243.14 acres ±

BCC District: 5

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential Zoning District and the Residential Transitional Suburban Zoning District with a Conditional Overlay Zone to the Residential Planned Unit Development District.

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

9. **Z/COZ2002-058A** Title: Resolution approving an Official Zoning Map Amendment petition of TLHC-2, by Land Design South, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional Zoning District with a Conditional Overlay Zone (RT/COZ). General Location: Northeast corner of Dillman Rd. and Whipporwill Blvd. (**10 ACRE DILLMAN PROPERTY PUD**).

Pages 175-191

Size: 10 acres ±

BCC District: 6

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

10. **CA2003-041** Title: Resolution approving a Class A Conditional Use petition of JNR Petroleum, Inc., by Basehart Planning, Inc, Agent. Request: To allow a convenience store with gas sales. General Location: Northwest corner of Forest Hill Blvd. and Military Tr. (**FOREST HILL STATION**).

Pages 192-212

Size: 0.46 acres ±

BCC District: 2

MOTION: To recommend approval of the request to allow a convenience store with gas sales.

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