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

JANUARY 6, 2003

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

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**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

MONDAY JANUARY 6, 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, January 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. COMMISSIONER COMMENTS

3. POSTPONEMENTS/WITHDRAWALS/REMANDS

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: 54.6 acres ±

BCC District: 6

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

2. **DOA1981-186H** Title: Resolution approving a Development Order Amendment petition of Spilan Inc. by Sara Lockhart, Agent. Request: To allow a restaurant, fast food. General Location: Northeast corner of Lantana Rd. and Jog Rd. (**POLLO TROPICAL AT LEE'S SQUARE**).

Page 2

Size: 1.0 acres ± (affected area)

BCC District: 3

MOTION: To postpone sixty (60) days to March 6, 2003 (Petitioner requested).

B. REMANDS

3. **PDD2001-066A** 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. General Location: SE corner of Palomino Drive and SR 7/US 441 (**PALOMINO PLACE PUD**).

Page 3-29

Size: 39.3 acres ±

BCC District: 6

MOTION: To remand the request back to the February 12, 2003, Development Review Committee Meeting for further review.

- END OF POSTPONEMENTS, WITHDRAWALS, REMANDS -

4. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

4. **DOA1997-012D** Title: Resolution approving a Development Order Amendment petition of Trump International Golf Course by Shawn Nieman, Agent. Request: To add land area, add square footage, expand existing golf course and modify/delete conditions of approval. General Location: Southeast corner of Kirk Rd. and Gun Club Rd. (**TRUMP INTERNATIONAL GOLF COURSE**).

Pages 30-54

Size: 280.25 acres ±

BCC District: 2

MOTION: To adopt a resolution approving the request to add land area, add square footage, expand existing golf course and modify/delete conditions of approval.

5. **Z/DOA1985-084E** Title: Resolution approving an Official Zoning Map Amendment petition of Berean Baptist Church by John Abney, Agent. Request: Rezoning from the Residential Single Family (RS) Zoning District to the Institutional and Public Facilities (IPF) Zoning District. Title: Resolution approving a Development Order Amendment petition of Berean Baptist Church by John Abney, Agent. Request: To reconfigure site plan and re-start of commencement clock. General Location: Approx. 3/8 mile west of Benoist Farms Rd. on the south side of Okeechobee Blvd. (**BEREAN BAPTIST CHURCH**).

Pages 55-76

Size: 16.2 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a rezoning from the Residential Single Family Zoning District to the Institutional and Public Facilities Zoning District.

MOTION: To recommend approval of the request to reconfigure the site plan and re-start of commencement clock.

6. **Z/CB2002-044** Title: Resolution approving an Official Zoning Map Amendment petition of Bibi Enterprises Inc. by Kevin McGinley, Agent. Request: Rezoning from the Residential Medium Density (RM) and the General Commercial (CG) Zoning Districts to the General Commercial (CG) Zoning District. Title: Resolution approving a Class B Conditional Use petition of Bibi Enterprises Inc. by Kevin McGinley, Agent. Request: To allow a car wash. General Location: Approx. 700 feet north of 10th Ave. North on the east side of Military Trail (**ROYAL CENTER**).

Pages 77-97

Size: 2.07 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a rezoning from the Residential Medium Density and the General Commercial Zoning Districts to the General Commercial Zoning District.

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

7. **Z2002-033** Title: Resolution approving an Official Zoning Map Amendment petition of Royall Wall Systems Inc. by Robert Basehart, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the General Industrial (IG) Zoning District. General Location: Approx. 700 feet east of Pike Rd. on the south side of 7th Place North (**ROYALL WALL SYSTEMS**).

Pages 98-113

Size: 13.99 acres ±

BCC District: 6

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

8. **Z2002-025** Title: Resolution approving an Official Zoning Map Amendment petition of Seasonal Enterprises by Kevin McGinley, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District. General Location: Approx. 800 feet north of Wallis Rd. on the east side of Tall Pines Rd. (**SEASONAL ENTERPRISES**).

Pages 114-129

Size: 2.29 acres ±

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.

9. **PDD2002-027** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Lance Uhley, Trustee by Robert Basehart, Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District. General Location: Approx. 370 feet north of Lantana Rd. on the west side of SR 7/US441 (**US 441 LAND TRUST MUPD**).

Pages 130-151

Size: 11.35 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.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

5. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

10. **DOA1997-085A** Title: Resolution approving a Development Order Amendment petition of Meadowland Development Corp by Helen LaValley, Agent. Request: To add land area (12.04 acres), add units and to modify/delete conditions. General Location: Approx. 3,400 feet north of Gateway Blvd. bound on the east by Military Trail and the west by Haverhill Rd. (**GATEWAY GARDENS PUD**).

Pages 152-186

Size: 39.30 acres ±

BCC District: 3

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

C. ZONING PETITIONS

11. **Z2002-053** Title: Resolution approving an Official Zoning Map Amendment petition of Giardina Di Villa Palma by George Gentile, ASLA, Agent. Request: Rezoning from the Residential Medium Density (RM) Zoning District to the General Commercial (CG) Zoning District. General Location: Approx. 250 feet west of Military Trail on the north side of Northlake Blvd. (**VILLA PALMA PROFESSIONAL PARK**).

Pages 187-214

Size: 2.31 acres ±

BCC District: 1

MOTION: To recommend approval of the request for the rezoning from the Residential Medium Density Zoning District to the General Commercial Zoning District with a Conditional Overlay Zone.

12. **DOA1981-109G** Title: Resolution approving a Development Order Amendment petition of West Delray Realty, Inc. by Robert Basehart, Agent. Request: To allow a funeral home. General Location: Southeast corner of Jog Rd. and W. Atlantic Ave. (**RUBIN FUNERAL HOME AT ATLANTIC SQUARE**).

Pages 215-244

Size: 18.91 acres ±

BCC District: 5

MOTION: To recommend approval of the request to allow a funeral home.

13. **Z/CA2002-032** Title: Resolution approving an Official Zoning Map Amendment petition of Howard and Amy Holloway by Robert Basehart, Agent. Request: Rezoning from the Agricultural Residential (AR) and the Commercial Low Office (CLO) Zoning Districts to the General Commercial (CG) Zoning District. Title: Resolution approving a Class A Conditional Use petition of Howard and Amy Holloway by Robert Basehart, Agent. Request: To allow a convenience store with gas sales and a restaurant, fastfood. General Location: Southeast corner of Jog Rd. and Wallis Rd. (**HOLLOWAY PROPERTY**).

Pages 245-269

Size: 4.95 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a rezoning from the Agricultural Residential and the Commercial Low Office Zoning Districts to the Multiple Use Planned Development Zoning District with a convenience store with gas sales and a restaurant, fastfood (requested uses).

14. **DOA1980-167C** Title: Resolution approving a Development Order Amendment petition of West Palm Beach Fla, CPDC Ltd. by Mark Saltz, Agent. Request: To reconfigure site plan, modify/delete conditions of approval and re-start the commencement clock. General Location: Northeast corner of Summit Blvd. and Military Trail (**POLO GROUNDS MALL**).

Pages 270-296

Size: 17.33 acres ±

BCC District: 2

MOTION: To recommend approval of the request to reconfigure site plan, modify/delete conditions of approval and re-start the commencement clock.

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