

Board of County Commissioners

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

FEBRUARY 5, 2004

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

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AGENDA
PALM BEACH COUNTY ZONING COMMISSION
THURSDAY, FEBRUARY 5, 2004

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, February 26, 2004, 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

A. POSTPONEMENTS

- 1. **CA2003-055** Title: Resolution approving a Class A Conditional Use petition of Tallahassee Drive, LLC, by ZPR, Agent. Request: To allow an Office-Warehouse. General Location: NWC of Shawnee Ave. & Tallahassee Dr. **(SHAWNEE & TALLAHASSEE OFFICE WAREHOUSE)**.

Page 1

Size: .99 acres ±

BCC District: 2

MOTION: To postpone thirty (30) days to Thursday, March 4, 2004 (Petitioner requested).

- END OF POSTPONEMENTS -

- 4. CONSENT AGENDA**
 - A. REQUESTS TO PULL ITEMS FROM CONSENT**
 - B. ZONING PETITIONS – CONSENT**

- END OF CONSENT AGENDA –

- START OF REGULAR AGENDA -

5. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ITEMS

2. **PDD2003-033** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Communities Finance Co., by Gentile Mahoney Holloway & Assoc., Agent. Request: Rezoning from the Residential Single Family (RS) Zoning District to the Residential Planned Unit Development (PUD) District. General Location: SWC of Donald Ross Rd. and Ellison Wilson Rd. (**PARCEL 32 PUD**).

Pages 2-24

Size: 77.17 acres ±

BCC District: 1

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

C. ZONING PETITIONS

3. **PDD2003-034** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Lantana Farms Assoc. Inc & Lantana Farms Consultants, Inc., by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) and the Residential Transitional (RT) Zoning Districts to the Planned Unit Development (PUD) District. General Location: Approx. 380 feet east of the Florida's Turnpike on the south side of Lantana Rd. (**LANTANA FARMS PUD**).

Pages 25-55

Size: 36.2 acres ±

BCC District: 3

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

4. **PDD2003-078** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District petition of Lantana Farm Associates, Inc., by Kilday & Associates, Inc., Agent. Request: Rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) District with a veterinary clinic (requested use). General Location: SEC of Lantana Rd. and Florida's Turnpike (**LANTANA FARMS MUPD**).

Pages 56-76

Size: 3.01 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 with a veterinary clinic.

5. **Z2003-065** Title: Resolution approving an Official Zoning Map Amendment petition of Jason Ackner, CBS Inc. by David L. Carpenter & Associates, Agent. Request: Rezoning from the Community Commercial (CC) and Residential Medium Density (RM) Zoning Districts to the Light Industrial (IL) Zoning District. General Location: Approx. 350 feet NW of the intersection of Military Tr. and Summit Blvd. (**SUMMIT PINES**).

Pages 77-97

Size: 5.73 acres ±

BCC District: 2

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

6. **Z/CA2003-039** Title: Resolution approving an Official Zoning Map Amendment petition of Benoist Land Corp & Four Brothers Recycling, by Beril Kruger, Agent. Request: Rezoning from the Light Industrial (IL) Zoning District to the General Industrial (IG) Zoning District. Title: Resolution approving a Class A Conditional Use petition of Benoist Land Corp & Four Brothers Recycling, by Beril Kruger, Agent. Request: To allow a salvage or junk yard. General Location: Approx. 850 feet north of Southern Blvd. on the west side of Benoist Farms Rd. (**FOUR BROTHERS RECYCLING**).

Pages 98-114

Size: 15.55 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a rezoning from the Light Industrial Zoning District to the General Industrial Zoning District with a COZ.

MOTION: To recommend approval of the request to allow a salvage or junk yard.

7. **Z/CA2003-031** Title: Resolution approving an Official Zoning Map Amendment petition of S.E.C of SDA Corp for Bethanie SDA Church, by Jack Potrekus, 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 S.E.C of SDA Corp for Bethanie SDA Church, by Jack Potrekus, Agent. Request: To allow a church or place of worship. General Location: Approx. 0.25 mile north of LeChalet Blvd. on the west side of Military Trail. **(BETHANIE SDA CHURCH)**.

Pages 115-132

Size: 3.95 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.

8. **DOA1989-052F** Title: Resolution approving a Development Order Amendment petition of Palm Beach Aggregates, Inc., by Carlton Fields, PA, Agent. Request: To modify conditions of approval. General Location: Approx. 3 miles west of Seminole Pratt Whitney Road on the north side of Southern Blvd. **(PALM BEACH AGGREGATE HYDRO-STORAGE)**.

Page133 (under separate cover)

Size: 4047.96 acres ±

BCC District: 6

MOTION: To recommend approval of the request to modify conditions of approval

6. **DIRECTOR COMMENTS**

7. **ADJOURNMENT**