

Board of County Commissioners

Warren H. Newell, Chair
Carol A. Roberts, Vice Chair
Karen T. Marcus
Mary McCarty
Burt Aaronson
Tony Masilotti
Addie L. Greene

County Administrator

Robert Weisman

Department of Planning, Zoning & Building
100 Australian Avenue
West Palm Beach, FL 33406
Phone: 561-233-5200
Fax: 561-233-5165



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

April 5, 2001

**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. Adoption of Agenda
- G. Disclosures

2. POSTPONEMENTS (Page 2)

3. CONSENT AGENDA (Pages 3-4)

4. REGULAR AGENDA (Pages 5-8)

5. DIRECTOR COMMENTS (Page 8)

6. COMMISSIONER COMMENTS (Page 8)

7. ADJOURNMENT (Page 8)

Web address: www.pbcgov.com/pzb/

AGENDA
PALM BEACH COUNTY ZONING COMMISSION

THURSDAY April 5, 2001

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, April 26, 2001**, to take final action on the applications listed below.

- D. Proof of Publication - Motion to receive and file.
- E. Swearing In - County Attorney.
- F. Motion to adopt Agenda.
- G. Disclosures.

2. POSTPONEMENTS AND REMANDS

A. POSTPONEMENTS

-END OF POSTPONEMENTS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS - CONSENT

- 1. **PDD
2000-039** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Unit Development (MUPD) with financial institution and fast food restaurant (requested uses) petition of Halverson Development by Kieran Kilday, Agent. General Location: NE corner of Lyons Rd. and Hypoluxo Rd. (**TOWN COMMONS MUPD 1**).

Pages 1-25

Size: 19.5 acres ± BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Unit Development (MUPD) with financial institutions and fast food restaurant.

C. ZONING PETITIONS - CONSENT

- 2. **DOA1976-003(F)** Development Order Amendment (DOA) to reconfigure site plan and to allow a daycare, general (requested use) petition of Kindercare Learning Center, by Kevin McGinley, Agent. General Location: NW Corner of LeChalet Blvd and Military Trail (**LECHALET SHOPPING CENTER**).

Pages 26-44

Size: 1.41 acres ± (affected) BCC District: 3
7.39 total acres ± (overall)

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to reconfigure site plan and to allow a daycare, general.

- 3. **Z/DOA1997-003(A)** Official Zoning Map Amendment (Z) from Residential High Density (RH) to General Commercial (CG) and a Development Order Amendment (DOA) to add land area and reconfigure site plan petition of Aldrich Tool Rental, by Lee Starkey, Agent. General Location: Approx. 800 feet south of Westgate Ave on the west side of Congress Ave (**ALDRICH TOOL RENTAL**).

Pages 45-63

Size: .44 acre ± (affected) BCC District: 2
1.83 acres ± (overall)

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential High Density (RH) to General Commercial (CG/COZ).

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add land area and reconfigure site plan.

4. **PDD2000-113**

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) petition of Donald Dorini and James Keen, by Land Design South, Agent. General Location: Approx. 0.25 mile north of Gateway Blvd on the east side of Military Trail (**MILITARY PLAZA**).

Pages 64-82

Size: 6.21 acres ±

BCC District: 3

MOTION:

To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD).

5. **PDD2000-115**

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of Westbrooke Co. Inc, by Carole Turk, Agent. General Location: NW Corner of Hypoluxo Rd and Haverhill Rd (**HYPOLUXO HAVERHILL PUD**).

Pages 83-108

Size: 68.3 acres ±

BCC District: 3

MOTION:

To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD).

6. **PDD1987-049(D)**

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) with daycare, general (existing), charter school (existing), health/education center and to modify/delete conditions of approval petition of New Hope Charities Inc., by George Gentile, Agent. General Location: Approx. 0.2 mile north of Morgan Rd on the east side of SR 15/US 441 (**SANTA MARIA VILLAGE PUD**).

Pages 109-128

Size: 40.0 acres ±

BCC District: 6

MOTION:

To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) with daycare, general (existing), charter school (existing), health/education center and to modify/delete conditions of approval.

7. **Z2000-079**

Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Light Industrial (IL) petition of Don and Bobbye Lyons, by Bernard Conko, Agent. General Location: Approx. 0.10 mile north of Okeechobee Blvd on the east side of Spafford Ave (**NEW TOWING YARD**).

Pages 129-142

Size: 0.63 acre ±

BCC District: 2

MOTION:

To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Light Industrial (IL) with a Conditional Overlay Zone (COZ).

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

8. PDD1999-028(A)

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a convenience store with gas sales petition of Belvedere Commerce Center, LLC by Robert E. Basehart, Agent. General Location: SE corner of Belvedere Rd. and Sansbury's Way (**BELVEDERE COMMERCE CENTER**).

Page 143-165

Size: 8.77 acres ±

BCC District: 6

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a convenience store with gas sales.

9. Z/DOA1978-239(B)

Official Zoning Map Amendment (Z) from Agricultural Residential (AR) and Residential Transitional Suburban (RTS) to Community Commercial (CC) and a Development Order Amendment (DOA) to add/delete land area, reconfigure site plan, add and relocate an access point and to modify/delete conditions of approval petition of St. Hermans Orthodox Church and Ann Throgmorton, by Sara Lockhart, Agent. General Location: Approx. 0.25 mile south of Hypoluxo Rd on the west side of Military Trail (**ST. HERMANS ORTHODOX CHURCH**).

Pages 166-181

Size: 0.913 acre ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) and Residential Transitional Suburban (RTS) to Community Commercial (CC).

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add/delete land area, reconfigure site plan, add and relocate an access point and to modify/delete conditions of approval.

10. **PDD
2000-091** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) and Community Commercial (CC) to Multiple Use Planned Development (MUPD) with restaurant, fast food (requested use) and a Resolution approving an Abandonment of Petition 91-046 petition of Frank Rainer, Ann Throgmorton, St. Hermans Orthodox Church, by Sara Lockhart, Agent. General Location: Approx. 0.25 mile west of Military Trail on the south side of Hypoluxo Rd. (**HYPOLUXO SQUARE**).

Pages 182-208

Size: 13.05 acres ± BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) and Community Commercial (CC) to Multiple Use Planned Development (MUPD) with restaurant, fast food.

MOTION: To recommend approval of the request for the Abandonment of Resolution 92-61, Petition 91-046.

11. **CA
2000-097** Class A Conditional Use (CA) to a allow a congregate living facility, type III petition of Dioceses of Palm Beach, by Land Design South, Agent. General Location: Approx. 0.5 mile north of Okeechobee Blvd on the east side of Haverhill Rd (**VILLA REGINA**).

Pages 209-226

Size: 9.14 acres ± BCC District: 2

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to a allow a congregate living facility, type III.

C. ZONING PETITIONS

12. **PDD2000-
044(A)** Official Zoning Map Amendment (PDD) from Residential Single Family (RS) to Multiple Use Planned Development (MUPD) petition of Let It Ride L.C., by Land Design South, Agent. General Location: SE corner of Lantana Rd and High Ridge Rd (**LANTANA HIGH RIDGE MUPD**).

Pages 227-249

Size: 3.68 acres ± BCC District: 3

MOTION: To recommend **denial** of the request for an Official Zoning Map Amendment (PDD) from Residential Single Family (RS) to Multiple Use Planned Development (MUPD).

13. **DOA1997-029(A)**

Development Order Amendment (DOA) to reconfigure site plan and add square footage petition of St. Paul AME Church, by Mark Bradford, Agent. General Location: Approx. 0.5 mile north of Community Drive on the west side of Haverhill Rd (**ST. PAUL AME CHURCH**).

Pages 250-269

Size: 4.59 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to reconfigure site plan and add square footage.

14. **Z/CA2000-114**

Official Zoning Map Amendment (Z) from Agricultural Residential (AR) and Residential Single Family (RS) to Residential Transitional Urban (RTU) and a Class A Conditional Use (CA) to allow Zero Lot Line homes petition of Albanese Homes Inc., by Mark Bradford, Agent. General Location: Approx. 0.5 mile north of Woolbright Rd on the west side of El Clair Ranch Rd (**CRYSTAL LAKE**).

Pages 270-286

Size: 13.9 acres ±

BCC District: 5

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) and Residential Single Family (RS) to Residential Transitional Urban (RTU).

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow zero lot line homes.

15. **PDD2000-102**

Official Zoning Map Amendment (PDD) from General Commercial (CG) to Multiple Use Planned Development (MUPD) with self-service storage, truck rental and outside storage (requested uses) petition of Joe Fearnly, by Richard Carlson, Agent. General Location: Approx. 0.2 mile south of Forest Hill Blvd on the west side of Military Trail (**FOREST MILITARY SELF-SERVICE STORAGE FACILITY**).

Pages 287-306

Size: 7.0 acres ±

BCC District: 2

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from General Commercial (CG) to Multiple Use Planned Development (MUPD) with self-service storage, truck rental and outside storage.

16. **PDD2000-071**

Official Zoning Map Amendment (PDD) from Agricultural Reserve (AGR) to Agricultural Reserve Planned Unit Development (AGR/P) petition of Richard Siemens, by Land Design South, Agent. General Location: Approx. 4,000 feet north of Boynton Beach Blvd on the west side of Lyons Rd (**BOYWIC PUD**).

Pages 307-336

Size: 280.15 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Reserve (AGR) to Agricultural Reserve Planned Unit Development (AGR/P).

5. **DIRECTOR COMMENTS**

6. **COMMISSIONER COMMENTS**

7. **ADJOURNMENT**