

Board of County Commissioners

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

February 1, 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/REMANDS (Pages 2-3)

3. CONSENT AGENDA (Page 4)

4. REGULAR AGENDA (Pages 5-6)

5. DIRECTOR COMMENTS (Page 6)

6. COMMISSIONER COMMENTS (Page 6)

Election of Chair/Vice Chair

7. ADJOURNMENT (Page 6)

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AGENDA
PALM BEACH COUNTY ZONING COMMISSION

THURSDAY February 1, 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, February 22, 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

- 1. **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 1

Size: 8.77 acres ±

BCC District: 6

MOTION: To postpone 30 days until March 1, 2001. (Requested by petitioner. Staff supported.)

2. **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**).

Page 2

Size: 19.5 acres ±

BCC District: 3

MOTION: To postpone 30 days until March 1, 2001. (Requested by petitioner. Staff supported.)

B. REMANDS

3. **PDD
1999-036** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) petition of Joe Fearnley, Trustee, by Richard Carlson, Agent. General Location: SE corner of Military Trail and Coconut Lane (**COCONUT PLAZA MUPD**).

Page NA

Size: 3.83 acres ±

BCC District: 4

MOTION: To remand back to February 28, 2001, DRC. (Staff initiated.)

-END OF POSTPONEMENTS AND REMANDS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

4. Z/CA

1998-073(2) Official Zoning Map Amendment (Z) from Agricultural Residential(AR) to Light Industrial (IL) and a Class A Conditional Use (CA) to allow truck rental petition of Herbert & Karl Kahlert, by Kilday & Assoc., Agent. General Location: SW corner of Hagen Ranch Rd. and Boynton Beach Blvd. (KAHLERT SSSF).

Pages 3-22

Size: 4.85 acres ±

BCC District: 5

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Light Industrial (IL).

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow truck rental.

5. Z/CA1999-042(A)

Official Zoning Map Amendment (Z) from Multiple Use Planned Development (MUPD) to Residential Single Family (RS) and a Class A Conditional Use (CA) to allow zero lot line homes petition of West Boca LLC, by Land Design South, Agent. General Location: Approx. 2,600 feet north of Yamato Rd on the west side of SR 7/US 441 (STRATA DEVCO).

Pages 23-37

Size: 9.78 acres ±

BCC District: 5

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

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

6. Z2000-101

Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Residential Transitional (RT) petition of Lieb Family Holding, by George Gentile, Agent. General Location: East side of Pennock Point Rd at Old Fork Jupiter Rd (ESTATES OF PENNOCK POINT).

Pages 38-48

Size: 9.33 acres ±

BCC District: 1

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

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

7. **Z2000-062** Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Residential Medium Density (RM) petition of Fairway Isles Ltd., by Kathi Powell, Agent. General Location: Approx. 2,500 feet east of Congress Avenue on the north side of Donnelly Drive (**LANAIR PARK TOWNHOMES**).

Pages 49-65

Size: 3.61 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Residential Medium Density (RM).

8. **DOA1981-186(G)**

Development Order Amendment(DOA) to allow a self-service storage facility and truck rental (requested uses) petition of Mini Storage Developers, by Mark Bradford, Agent. General Location: NE corner of Jog Rd. and Lantana Rd. (**LEE SQUARE**).

Pages 66-113

Size: 38.19 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to allow a self-service storage facility and truck rental (requested uses).

C. ZONING PETITIONS

9. **CB 2000-041**

Class B Conditional Use (CB) to allow a commercial communication tower petition of SBA Inc. by Mark Little, Agent. General Location: on the east side of SR 98 across from SR 717 (**STAR RANCH OKEECHOBEE TOWER**).

Pages 114-134

Size: 0.23 lease (309 parent) acres ±

BCC District: 6

MOTION: To adopt a resolution **denying** the request for a Class B Conditional Use (CB) to allow a commercial communication tower.

10. **CB**
2000-042

Class B Conditional Use (CB) to allow a commercial communication tower petition of SBA Inc. by Mark Little, Agent. General Location: Willard Smith Rd. and 0.3 mile west of US Hwy 27 (**STAR RANCH STOKES/KING TOWER**).

Pages 135-154

Size: 0.23 lease (39 parent) acres ± BCC District: 6

MOTION: To adopt a resolution **denying** the request for a Class B Conditional Use (CB) to allow a commercial communication tower.

11. **Z/DOA**
1996-
072(B)

Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Community Commercial (CC) and a Development Order Amendment (DOA) to add land area, square footage, reconfigure site plan and modify/delete conditions of approval petition of Southern Development Corp, by Robert Basehart, Agent. General Location: NW corner of Hypoluxo Rd and Congress Ave (**WALGREENS**).

Pages 155-180

Size: 1.95 acres ± (rezoning) BCC District: 3
2.57 acres ± (overall)

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Community Commercial (CC).

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

5. **DIRECTOR COMMENTS**

6. **COMMISSIONER COMMENTS**

Election of Chair/Vice Chair

7. **ADJOURNMENT**