

Board of County Commissioners

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Mary McCarty
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Tony Masilotti
Addie 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**

January 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/WITHDRAWALS (Page 2)

3. CONSENT AGENDA (Pages 3-4)

4. REGULAR AGENDA (Pages 5-6)

5. DIRECTOR COMMENTS (Page 6)

6. COMMISSIONER COMMENTS (Page 6)

7. ADJOURNMENT (Page 6)

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AGENDA
PALM BEACH COUNTY ZONING COMMISSION

THURSDAY January 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, January 25, 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 WITHDRAWALS

A. POSTPONEMENTS

- 1. **Z/CA 98-073(2)** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Light Industrial (IL) and 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**).

Page 1

Size: 4.85 acres ±

BCC District: 5

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

B. WITHDRAWALS

-END OF POSTPONEMENTS AND WITHDRAWALS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

2. DOA

94-086(B)

Development Order Amendment (DOA) to add square footage, children and modify/delete conditions of approval petition of Willie Dean. General Location: Approx. 0.5 mile south of Gun Club Rd. on the west side of Jog Rd. (**SMALL CREATIONS LEARNING CENTER**).

Pages 2-14

Size: 0.66 acres ±

BCC District: 6

MOTION:

To recommend approval of the request for a Development Order Amendment (DOA) to add square footage, children and modify/delete conditions of approval.

3. Z00-070

Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential High Density (RH) petition of Jog Centre LLC, by Bradley Miller, Agent. General Location: Approx. 0.25 mile south of Boynton Beach Blvd. on the east side of Jog Rd. (**BELLA VERDE**).

Pages 15-33

Size: 9.5 acres ±

BCC District: 5

MOTION:

To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential High Density (RH).

4. Z/CA00-073

Official Zoning Map Amendment (Z) from Neighborhood Commercial (CN) and General Commercial (CG) to Community Commercial (CC) and a Class A Conditional Use (CA) to allow a convenience store (no gas sales) petition by Albert Jackman, Agent. General Location: Approx. 230 feet west of Federal Hwy. on the north side of Miner Rd. (**MR. A'S GROCERY**).

Pages 34-47

Size: 0.38 acres ±

BCC District: 7

MOTION:

To recommend approval of the request for an Official Zoning Map Amendment (Z) from Neighborhood Commercial (CN) and General Commercial (CG) to Community Commercial (CC).

MOTION:

To recommend approval of the request for a Class A Conditional Use (CA) to allow a convenience store (no gas sales).

- 5. **Z/CA00-051** Official Zoning Map Amendment (Z) from Residential Medium Density (RM) and Neighborhood Commercial (CN) to General Commercial (CG) and a Class A Conditional Use (CA) to allow a self-service storage facility petition of Andrew J. Lecolant by Kevin McGinley, Agent. General Location: Approx. 0.2 mile south of Lake Worth Rd. and the east side of Military Trail (**MILITARY SELF STORAGE**).

Pages 48-67

Size: 2.23 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential Medium Density (RM) and Neighborhood Commercial (CN) to General Commercial (CG).

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a self-service storage facility.

- 6. **W/DOA/CA 84-054(E)** Waiver (W) for setback to property line and separation to residential structure and a Development Order Amendment (DOA) to re-designate land uses and reconfigure site plan and a Class A Conditional Use (CA) to allow a commercial communication tower (200 foot monopole) petition of Palms West Hospital, by Kilday & Associates, Agent. General Location: Approx. 0.1 mile west of Folsom Rd. on the north side of Southern Blvd. (**PALMS WEST HOSPITAL**).

Pages 68-100

Size: 74.32 acres ±

BCC District: 6

MOTION: To recommend approval of the request for a Waiver (W) for setback to property line and separation to residential structure.

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to re-designate land uses and reconfigure site plan.

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a commercial communication tower (200 foot monopole).

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

7. **PDD00-039** 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 101-123

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 institution and fast food restaurant (requested uses).

C. ZONING PETITIONS

8. **DOA 91-006(B)** Development Order Amendment (DOA) to allow an automotive service station petition of Murphy Oil USA, Inc., by Thomas Yonge, Agent. General Location: SE corner of Palmetto Park Rd. and SR 7/US 441 (**MURPHY OIL (WAL-MART)**).

Pages 124-164

Size: 0.42 acres ± (affected)
13.82 acres ± (overall)

BCC District: 5

MOTION: To recommend **denial** of the request for a Development Order Amendment (DOA) to allow an automotive service station.

9. **DOA 81-186(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 165-199

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).

10. **PDD/TDR
00-052**

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) and a Transfer of Development Right (TDR) for 327 units and designate PDD00-052 as the receiving area petition of GL Homes of Florida II Corp, by Kilday & Associates, Agent. General Location: Approx. 2 miles south of Lantana Road on the east of SR 7/US 441 and west side of the Florida Turnpike (**VALENCIA IV PUD**).

Pages 200-234

Size: 454.08 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).

MOTION: To recommend approval of the request for a Transfer of Development Right (TDR) for 327 units and designate PDD00-052 as the receiving area.

5. **DIRECTOR COMMENTS**

6. **COMMISSIONER COMMENTS**

7. **ADJOURNMENT**