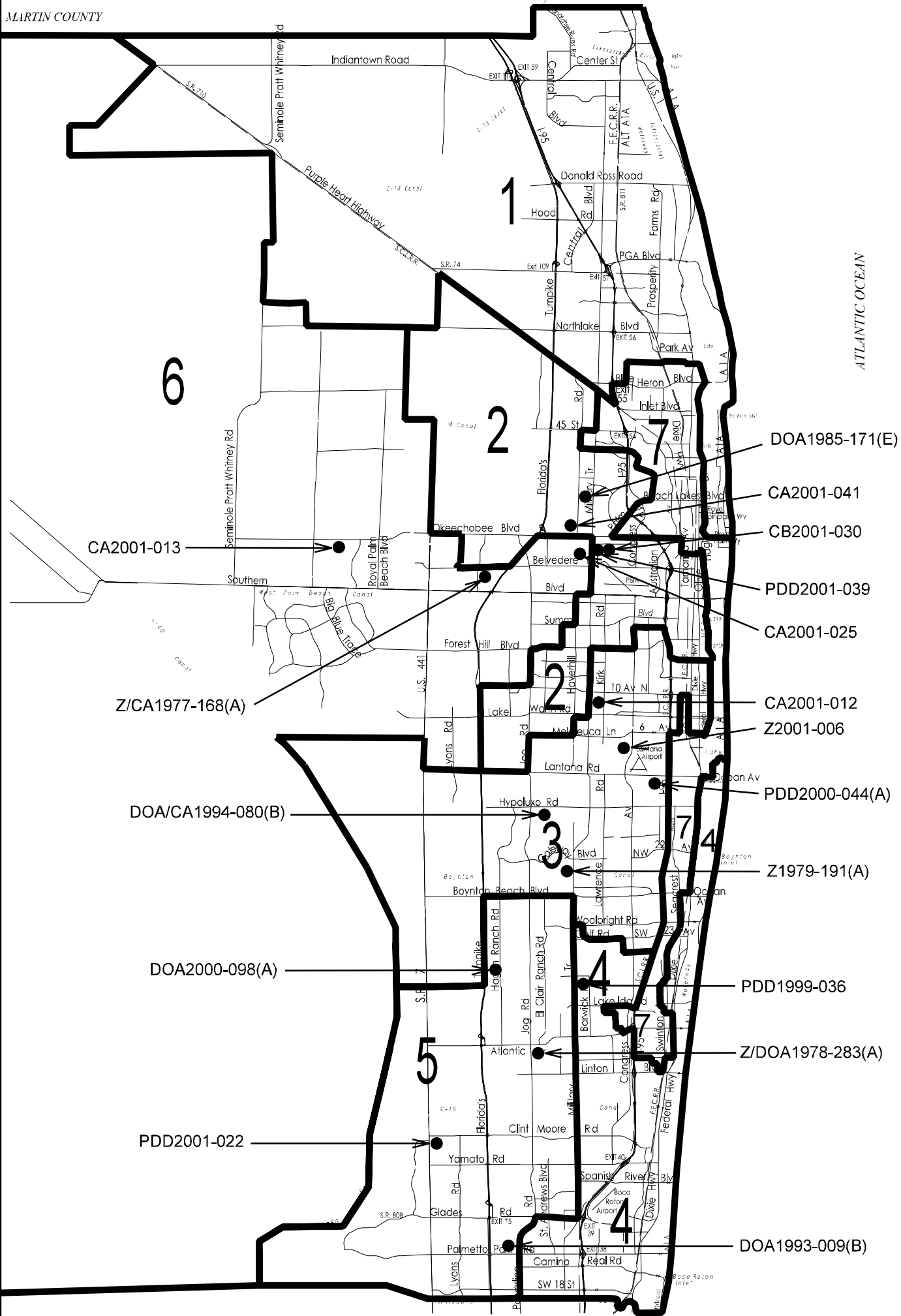


PALM BEACH COUNTY ZONING COMMISSION PUBLIC HEARING

MARTIN COUNTY

ATLANTIC OCEAN



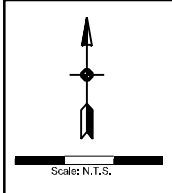
BROWARD COUNTY

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NOTE: MAP IS NOT OFFICIAL. FOR PRESENTATION PURPOSES ONLY

FRIDAY, OCTOBER 05, 2001

9:00 A.M. IN THE JANE M. THOMPSON
MEMORIAL CHAMBERS
301 N. OLIVE AVE.
WEST PALM BEACH, FL



**Planning
Zoning
&
Building**

Revision Date: 08/21/01
Filename: zcomin2.dgn
Contact: skubler

100 Australian Avenue
West Palm Beach, FL 33406
Phone: (561) 233-6000

In accordance with the ADA, this document may be requested in an alternative format. Auxiliary aids or services will be provided upon request with at least three days notice. Please contact Julie McKinney Zoning at 233-5221.

Board of County Commissioners

Warren H. Newell, Chairman
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 Ave
West Palm Beach, FL 33406
Phone: 561-233-5200
Fax: 561-233-5165

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

OCTOBER 5, 2001

**FRIDAY
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 (Pages 1-2)**

- 3. CONSENT AGENDA (Pages 3-5)**

- 4. REGULAR AGENDA (Pages 6-7)**

- 5. DIRECTOR COMMENTS (Page 7)**

- 6. COMMISSIONER COMMENTS (Page 7)**

- 7. ADJOURNMENT (Page 7)**

Web address: www.pbcgov.com/pzb/

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

FRIDAY OCTOBER 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 application 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, **October 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. **PDD2001-022** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2001-022 Petition of Sutton Boca One Developers Inc., by Collene Walter, Agent. Request from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) Zoning District with two (2) financial institutions and a restaurant, fast food (requested uses). General Location: Southeast corner of Clint Moore Road and SR 7/US 441 (**THE PRESERVE AT BOCA RATON**).

Page 1

Size: 17.9 acres ±

BCC District: 5

MOTION: None. (Postponement by right to November 1, 2001. Petitioner requested 30 days.)

2. **PDD1999-036** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD1999-036 Petition of Joe Fearnley, Trustee, by Richard Carlson, Agent. Request: from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) Zoning District. General Location: Southeast corner of Military Trail and Coconut Lane (**COCONUT PLAZA MUPD**).

Page NA

Size: 3.83 acres ±

BCC District: 4

MOTION: None. (Administratively postponed to November 1, 2001.)

B. WITHDRAWALS

3. **Z2001-006** Title: Resolution approving an Official Zoning Map Amendment Z2001-006 Petition of Congress Medical Associates, by Charles Putnam, Agent. Request: from Residential High Density (RH) to Commercial High Office (CHO) Zoning District. General Location: Approximately 0.5 mile south of 6th Avenue on the west side of Congress Avenue (**CONGRESS MEDICAL CENTER**)

Size: 3.16 acres ±

BCC District: 3

Page 2

MOTION: None. (Request withdrawn by petitioner.)

- END OF POSTPONEMENTS AND WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

4. **DOA1993-009(B)** Title: Resolution approving a Development Order Amendment DOA1993-009(B) Petition of Young Israel of Boca Raton, Inc, by Robert Bentz, Agent. Request: to add square footage, add children and to modify a condition of approval. General Location: Approximately 900 feet west of Powerline Road on the south side of Palmetto Circle North (**YOUNG ISRAEL DAYCARE**).

Pages 3-19

Size: 3.5 acres ±

BCC District: 5

MOTION: To adopt a resolution approving Development Order Amendment DOA1993-009(B) to add square footage, add children and to modify a condition of approval.

5. **CB2001-039** Title: Resolution approving a Class B Conditional Use CB2001-039 Petition of August Urbanek, as Trustee, by Greg Kino, Agent. Request: to allow daycare, general. General Location: Southwest corner of Quail Drive and Westgate Avenue (**OPPORTUNITY INC. DAYCARE**).

Pages 20-37

Size: 1.01 acres ±

BCC District: 2

MOTION: To adopt a resolution approving Class B Conditional Use CB2001-039 to allow daycare, general.

6. **CA2001-041** Title: Resolution approving a Class A Conditional Use CA2001-041, Petition of Amerada Hess Corp., by Jeff Iravani, Agent. Request: to allow a convenience store with gas sales. General Location: Northwest corner of Okeechobee Blvd. and Haverhill Road (**HESS EXPRESS, OKEECHOBEE/HAVERHILL**).

Pages 38-61

Size: 0.75 acres ±

BCC District: 2

MOTION: To recommend approval of Class A Conditional Use CA2001-041 to allow a convenience store with gas sales.

7. **DOA1985-171(E)** Title: Resolution approving a Development Order Amendment DOA1985-171(E) Petition of Welcome Homes of Florida Inc., by Kevin McGinley, Agent. Request: to re-designate land use and add units. General Location: Northeast corner of Community Drive and Haverhill Road (**DORFMAN PUD**).

Pages 62-91

Size: 4.54 (80.36 total) acres ±

BCC District: 2

MOTION: To recommend approval of Development Order Amendment DOA1985-171(E) to re-designate land use and add units.

8. **Z1979-191(A)** Title: Resolution approving an Official Zoning Map Amendment Z1979-191(A) Petition of Florida Power & Light, by Kieran Kilday, Agent. Request: from Agricultural Residential (AR) to Public Ownership (PO) Zoning District with a Conditional Overlay Zone (COZ). General Location: Approximately 3,200 feet north of Boynton Beach Blvd. on the west side of Military Trail (**BOYNTON SERVICE CENTER & SUBSTATION**).

Pages 92-104

Size: 8.7 acres ± (affected); 17.0 acres ± (overall) BCC District: 3

MOTION: To recommend approval of Official Zoning Map Amendment Z1979-191(A) from Agricultural Residential (AR) to Public Ownership (PO) Zoning District with a Conditional Overlay Zone (COZ)

9. **DOA2000-098(A)** Title: Resolution approving a Development Order Amendment DOA2000-098(A) Petition of Michael Morton, by Kilday & Associates, Agent. Request: to reconfigure the site plan, add an access point and delete units. General Location: Northwest corner of Hagen Ranch Road and Flavor Pict Road (**CASCADE ILES PUD (aka SAN MICHELE PUD)**).

Pages 105-140

Size: 139.8 acres ± BCC District: 5

MOTION: To recommend approval of Development Order Amendment DOA2000-098(A) to reconfigure the site plan, add an access point and delete units.

10. **CA2001-013** Title: Resolution approving a Class A Conditional Use CA2001-013 Petition of Southeastern Conf. Assoc. of 7th Day Adventist Inc., by James Exline, Agent. Request: to allow a church or place of worship. General Location: Southwest corner of Okeechobee Blvd. and "E" Road (**1ST SEVENTH DAY ADVENTIST CHURCH**).

Pages 141-163

Size: 5.03 acres ± BCC District: 6

MOTION: To recommend approval of Class A Conditional Use CA2001-013 to allow a church or place of worship.

11. **CA2001-025** Title: Resolution approving a Class A Conditional Use CA2001-025 Petition of Azinta Thompson, by Kevin McGinley, Agent. Request: to allow a church or place of worship. General Location: Approximately 100 feet east of Haverhill Road on the north side of Vilma Lane (**CHURCH OF GOD OF PROPHECY**).

Pages 164-178

Size: 0.92 acres ± BCC District: 6

MOTION: To recommend approval of Class A Conditional Use CA2001-025 to allow a church or place of worship.

12. **PDD2001-030** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2001-030 Petition of August Urbanek, Trustee, by Land Design South, Agent. Request: from Residential High Density (RH) to Multiple Use Planned Development (MUPD) Zoning District with office/warehouse (requested use). General Location: Southeast corner of Quail Drive and Westgate Avenue (**URBANEK PROPERTIES**).

Pages 179-201

Size: 3.74 acres ±

BCC District: 2

MOTION: To recommend approval of Official Zoning Map Amendment to a Planned Development District PDD2001-030 from Residential High Density (RH) to Multiple Use Planned Development (MUPD) Zoning District with office/warehouse (requested use).

13. **CA2001-012** Title: Resolution approving a Class A Conditional Use CA2001-012 Petition of New Light Fellowship Church, by Ron Uphoff and Helen LaValley, Agents. Request: to allow a church or place of worship and accessory daycare. General Location: Approximately 1,000 feet east of Military Trail on the south side of Lakewood Road (**NEW LIGHT FELLOWSHIP CHURCH**).

Pages 202-220

Size: 5.13 acres ±

BCC District: 3

MOTION: To recommend approval of Class A Conditional Use CA2001-012 to allow a church or place of worship and accessory daycare.

14. **DOA/CA1994-080(B)** Title: Resolution approving a Development Order Amendment DOA1994-080(B) Petition of Dr. Joe Warner, by George Brewer, Agent. Request: to modify condition, reconfigure site plan, add square footage and an access point. Title: Resolution approving a Class A Conditional Use CA1994-080(B) Petition of Dr. Joe Warner, by George Brewer, Agent. Request: to allow a daycare, general. General Location: Approximately 600 feet east of Jog Road on the south side of Hypoluxo Road (**ROYAL PALM PRESBYTERIAN CHURCH**).

Pages 221-241

Size: 4.4 acres ±

BCC District: 3

MOTION: To recommend approval of Development Order Amendment DOA1994-080(B) to modify condition, reconfigure site plan, add square footage and an access point.

MOTION: To recommend approval of Class A Conditional Use CA1994-080(B) to allow a daycare, general.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

15. **PDD2000-044(A)** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2000-044(A) Petition of Let It Ride L.C., by Land Design South, Agent. Request: from Residential Single Family (RS) to Multiple Use Planned Development (MUPD) Zoning District. General Location: Southeast corner of Lantana Road and High Ridge Road (**LANTANA HIGH RIDGE MUPD**).

Page 242-265

Size: 3.68 acres ±

BCC District: 3

MOTION: To recommend approval of Official Zoning Map Amendment to a Planned Development District PDD2000-044(A) from Residential Single Family (RS) to Multiple Use Planned Development (MUPD) Zoning District.

C. ZONING PETITIONS

16. **Z/DOA1978-283(A)** Title: Resolution approving an Official Zoning Map Amendment Z1978-283(A) Petition of Great Western Bank, by Robert Basehart, Agent. Request: from Specialized Commercial (CS) to General Commercial (CG) Zoning District. Title: Resolution approving a Development Order Amendment DOA1978-283(A) Petition of Great Western Bank, by Robert Basehart, Agent. Request: to reconfigure the site plan and add square footage. General Location: Southeast corner of Jog Road and West Atlantic Avenue (**CVS PHARMACY**).

Pages 266-290

Size: 2.79 acres ± (existing)
2.65 acres ± (proposed)

BCC District: 5

MOTION: To recommend approval of Official Zoning Map Amendment Z1978-283(A) from Specialized Commercial (CS) to General Commercial (CG) Zoning District with a Conditional Overlay Zone (COZ).

MOTION: To recommend approval of Development Order Amendment DOA1978-283(A) to reconfigure the site plan and add square footage.

17. **Z/CA1977-168(A)** Title: Resolution approving an Official Zoning Map Amendment Z1977-168(A) Petition of Copart of Connecticut Inc., by Lee Worsham and Kim Glas-Castro, Agents. Request: from Light Industrial (IL) to General Industrial (IG) Zoning District. Title: Resolution approving a Class A Conditional Use CA1977-168(A) Petition of Copart of Connecticut Inc., by Lee Worsham and Kim Glas-Castro, Agents. Request: to allow a salvage yard. General Location: Approximately 700 feet east of Benoist Farms Road on the south side of Belvedere Road (**COPART**).

Pages 291-309

Size: 3.76 acres ± (existing)

BCC District: 6

3.65 (-.11 LWDD) acres ± (proposed)

MOTION: To recommend approval of Official Zoning Map Amendment Z1977-168(A) from Light Industrial (IL) to General Industrial (IG) Zoning District.

MOTION: To recommend approval of Class A Conditional Use CA1977-168(A) to allow a salvage yard.

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