



**ZONING COMMISSION
AGENDA**

JUNE 3, 1999

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

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, JUNE 3, 1999

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 **Tuesday June 29, 1999**, to take final action on the applications listed below.

- D. Proof of Publication.
- E. Swearing in.
- F. Adoption of Agenda.
- G. Disclosures.

2. POSTPONEMENTS/REMANDS

- 1. **PDD
77-021(E)** Official Zoning Map Amendment to a Planned Development District (PDD) petition of Royal Palm Polo, by Robert Bentz, Agent. Request: Rezone from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a day care center, general; fitness center and arena/stadium (existing) (requested uses). General Location: NE corner Jog Rd. and Old Clint Moore Rd. (**ROYAL PALM POLO**).

Page 1

Size: 121.85 acres ±

BCC District: 5

MOTION: To remand back to July 28, 1999 DRC.

-END OF POSTPONEMENTS AND REMANDS-

3. CONSENT AGENDA

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

2. **CB 90-003(B)** Class B Conditional Use (CB) petition of Grand Bank of Florida, by Sara Lockhart, Agent. Request: Financial institution. General Location: SW corner of Lantana Rd. and High Ridge Rd. (**GRAND BANK OF FLORIDA**).

Pages 2-17

Size: 1.19 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions of approval.

MOTION: To adopt a resolution approving a Class B Conditional Use (CB) to allow a financial institution.

3. **CB99-001** Class B Conditional Use (CB) petition of Kevin and Susan Clubb, Agent. Request Veterinary Clinic for Birds (aviculture). General Location: Approx. 1.3 mile north of Okeechobee Blvd. on the west side of "E" Rd. (**CLUBB BIRD CLINIC**).

Pages 18-31

Size: 10.0 acres ±

BCC District:6

MOTION: To adopt a resolution approving the request for a Class B Conditional Use (CB) to allow a veterinary clinic for birds (aviculture).

4. **DOA 89-110(B)** Development Order Amendment (DOA) petition of Auto Care Center of Hypoluxo, Inc., by Robert Basehart, Agent. Request: Modify Conditions H.2 (right-of-way buffer) and M.4 (signage) in R-96-1185. General Location: Approx. 0.1 mile west of Military Trail on the north side of Hypoluxo Rd. (**HYPOLUXO AUTO CARE CENTER**).

Pages 32-49

Size: 0.85 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to modify condition M.4 and deny modification of condition H.2 in R-96-1185.

C. STATUS REPORT - CONSENT

5. **SR95-89** Status Report for Resolution R-ZR-96-1 (Petition 95-89). Property owner: Korean Immanuel Mission Church, Inc.. Location: southwest corner of Westgate Avenue and Osceola Drive. Current zoning: General Commercial(CG) with a Class B Conditional Use to allow a church or place of worship.

Pages 50-51

Size: 0.90 of an acre

BCC District: 2

Original Petitioner: Immanuel Mission Church

STAFF RECOMMENDS A MOTION TO:

Approve a time extension until March 18, 2001, for Resolution ZR-96-01.

MOTION: To recommend approval of all items on the Consent Agenda (as amended).

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

6. DOA

82-040(B) Development Order Amendment (DOA) petition of Melrose Park Joint Venture and Melrose Palm Beach Ltd., by Robert Bentz, Agent. Request: Add units, redesignate housing classification (detached to attached) and reconfigure preliminary development plan. General Location: Approx. 1 mile south of Hypoluxo Rd. between SR 7/US 441 and Florida Turnpike (**MELROSE PUD**).

Pages 52-96

Size: 19.15 (affected) acres ±
612.24 (total) acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add units, redesignate housing classification (detached to attached) and reconfigure preliminary development plan.

C. ZONING PETITIONS

7. DOA

89-127(C) Development Order Amendment (DOA) petition of Irish Trading & Investments Inc./Motiva Enterprises / Flagler Realty & Development, by Kilday & Associates, Agent. Request: Reconfigure master plan, add building square footage, modify/delete Conditions in resolution R-91-364, and add second restaurant, fast food (requested use). General Location: SW corner of Okeechobee Blvd. and Jog Rd. (**WATERFORD CROSSING MUPD**).

Pages 97-113

Size: 7.5 acres ±

BCC District:2

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to reconfigure master plan, add building square footage, modify/delete conditions in resolution R-91-364, and add a second fast food restaurant.

8. CA99-015

Class A Conditional Use (CA) petition of Croquet Foundation of America, by Unruh, Smith & Assoc., Agent. Request: Assembly, nonprofit institutional. General Location: SE corner of Summit Blvd. and Florida Mango Rd. (**CROQUET FOUNDATION OF AMERICA**).

Pages 114-130

Size: 10.1 acres ±

BCC District:2

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a nonprofit institutional assembly facility.

9. DOA/PDD
85-095(E)

Development Order Amendment (DOA) and a Official Zoning Map Amendment to a Planned Development District (PDD) petition of Bernstein-Glades Assoc. and Lois Realty Corp. , by Chuck Millar, Agent. Request: Reconfigure site plan and add building square footage and modify/delete Condition C.1 in resolution R-94-112. Request: Rezone from General Commercial (CG) and Special Commercial/Special Exception (CS/SE) to Multiple Use Planned

REGULAR AGENDA

Development (MUPD). General Location: Approx. 1,000 feet west of Lyons Rd. on the north side of Glades Rd. (**BERNSTEIN MUPD (aka ROOMS TO GO)**).

Pages 131-150

Size: 6.14 acres ±

BCC District:5

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to reconfigure the site plan, add building square footage and delete condition C.1 of resolution R-94-112.

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from General Commercial (CG) and Special Commercial/Special Exception (CS/SE) to Multiple Use Planned Development (MUPD).

10. **DOA 76-139(B)**

Development Order Amendment (DOA) petition of Lantana Realty Holdings, by Robert Basehart, Agent. Request: Delete land area. General Location: SE corner of Lantana Rd. and Lyons Rd. (**SHERBROOKE ESTATES PUD**).

Pages 151-166

Size: 2.5 (affected) acres ±
534.99 (total) acres ±

BCC District:3

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to delete land area.

11. **PDD99-006**

Official Zoning Map Amendment to a Planned Development District (PDD) petition of Lantana Realty Holding Corp., by Robert Basehart, Agent. Request: Rezone from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD). General Location: SE corner of Lantana Rd. and Lyons Rd. (**SHOPPES OF SHERBROOKE**).

Pages 167-189

Size: 10.91 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).

12. **Z/CA/CB 98-080**

Official Zoning Map Amendment (Z), a Class A Conditional Use (CA) and a Class B Conditional Use (CB) petition of Steven Greenfield, Trustee, by Bradley Miller, Agent. Request: Rezone from Agricultural Residential (AR) to Special Agricultural (SA). Request: Chipping & mulching, potting soil manufacturing. Request: Composting . General Location: Approx. 6 miles west of SR 7/US 441 on the south side of Lox Rd. (**LOX ROAD VEGETATION RECYCLING & NURSERY**).

Pages 190-203

Size: 19.2 acres ±

BCC District:5

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) Agricultural Residential (AR) to Special Agricultural (SA).

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow chipping and mulching and potting soil manufacturing use.

MOTION: To adopt a resolution approving the request for a Class B Conditional Use (CB) to allow composting use.

13. **PDD99-021** Official Zoning Map Amendment to a Planned Development District (PDD) petition of The Miller Co., Inc., by Kieran Kilday, Agent. Request: Rezone from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD). General Location: Approx. 1 mile south of Linton Blvd. on the east side of Jog Rd. (**VIA ADDISON**).

Pages 204-219

Size: 3.81 acres ±

BCC District:5

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