



## ZONING COMMISSION AGENDA

November 4, 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 **Thursday, December 2, 1999**, to take final action on the applications listed below.

- D. Proof of Publication.
- E. Swearing in.
- F. Motion to Adopt Agenda
- G. Disclosures.

### 2. POSTPONEMENTS, REMANDS & WITHDRAWALS

#### 1. PDD 99-004

Official Zoning Map Amendment to a Planned Development District (PDD) petition of Admind Ansin, Trustee, by Kilday & Associates, Inc, Agent. Request: Rezoning from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with convenience store with gas sales, repair and maintenance, general, and restaurant, fast food (requested uses). General Location: SE corner of Lake Worth Rd. and SR 7/US 441. (**LAKE WORTH ROAD & SR 7 MUPD**).

Page 1

Size: 11.35 acres ±

BCC District: 6

MOTION: None required. (Petitioner requested postponement to December 3, 1999. By right postponement).

**-END OF POSTPONEMENTS, REMANDS & WITHDRAWALS-**

### 3. CONSENT AGENDA

- A. **ADOPTION OF RESOLUTIONS** - Zoning petition denied on October 7, 1999.



Location: Approx. 700 feet east of US 1 on the south side of A1A (Ocean Blvd.) (**PA-JA VILLAS**).

Pages 28 - 39

Size: 0.3 acres ±

BCC District: 1

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

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

**D. CORRECTIVE RESOLUTION**

**7. CB**

**95-017(E)** Corrective Resolution: To add the legal description to Resolution ZR-99-0013 (ADDISON COURT DAYCARE) BCC District: 4

Pages 40 - 41

MOTION: To adopt a resolution to add the legal description to Resolution ZR-99-0013.

MOTION: To approve all items on the Consent Agenda (as amended) and adopt resolutions affirming the applicable actions.

**- END OF CONSENT AGENDA -**

**- START OF REGULAR AGENDA -**

**4. REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. PREVIOUSLY POSTPONED ZONING PETITIONS**

- 8. **PDD/DOA 79-182(B)** Official Zoning Map Amendment to Planned Development District (PDD) and a Development Order Amendment (DOA) petition of Children's Home Society, by David Carpenter, Agent. Request: Rezoning from Residential Medium Density (RM) to Multiple Use Planned Development (MUPD). Request: Add land area, reconfigure site plan, re-designate land uses, add building square footage and Congregate Living Facility, Type III (requested use). General Location: NW corner of Forest Hill Blvd. and Dalinda Ln. (**CHILDREN'S HOME SOCIETY**).

Pages 42 - 60

Size: 4.1 (+5.7) acres ±

BCC District: 2

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Residential Medium Density (RM) to Multiple Use Planned Development (MUPD).

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add land area, reconfigure site plan, re-designate land uses, add building square footage and to allow a Type III Congregate Living Facility.

**C. ZONING PETITIONS**

- 9. **PDD 89-019(D)** Official Zoning Map Amendment to a Planned Development District (PDD) petition of G. L. Homes of Florida, by Kilday & Associates, Agent. Request: Rezoning from Residential Single-family (RS) and Agricultural Residential (AR) to Residential Planned Unit Development (PUD). General Location: Approx. 1,400 north of Sims Rd. on the east side of Hagen Ranch Rd. (**VALENCIA GRAND ISLES (AKA POLO TRACE PRD)**).

Pages 61 - 97

Size: 233.9 acres ±

BCC District: 5

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Residential Single-family (RS) and Agricultural Residential (AR) to Residential Planned Unit Development (PUD).

- 10. **Z/CA 99-056** Official Zoning Map Amendment (Z) and Class A Conditional Use (CA) petition of Amerada Hess Corporation, by Jeff H. Iravani, Agent. Request: Rezoning from Agricultural Residential (AR) to Community Commercial (CC). Request: Convenience store with gas sales and speciality restaurant. General Location: NW corner of SR 7/US 441 and Lantana Rd. (**HESS #09076**).

Pages 98 - 113

Size: 1.67 acres ±

BCC District: 3

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

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a convenience store with gas sales and speciality restaurant.

11. **DOA**

**82-190(C)**

Development Order Amendment (DOA) petition of PBC BCC Dept. of Airports, by Robert Diffenderfer, Esq., Agent. Request: Delete land area, add six (6) gates, modify/delete conditions in Resolution R-82-199 and substantial deviation determination. General Location: Bound on the north by Belvedere Rd and the south by the LWDD L-6 Canal, on the east by Australian Ave. and Congress Ave. and the west by Military Trail (**PBIA**).

Pages 114 - 139

Size: 2,107.9 (-623.8) acres ±

BCC District: 2

MOTION: To recommend this is not a substantial deviation.

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to delete land area, add six (6) gates, modify/delete conditions in Resolution R-82-199.

12. **PDD**

**99-042**

Official Zoning Map Amendment to a Planned Development District (PDD) petition of Strata Devco, by Robert Bentz, Agent. Request: Rezoning from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with medical office and Congregate Living Facility, Type III (requested uses). General Location: Approx. 2,600 feet north of Yamato Rd. on the west side of SR 7/US 441 (**STRATA DEVCO**).

Pages 140 - 156

Size: 9.78 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) with medical office and Congregate Living Facility, Type III.

5. **DIRECTOR COMMENTS**

6. **COMMISSIONER COMMENTS**

7. **ADJOURNMENT**