



ZONING COMMISSION AGENDA

April 6, 2000

**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 (Pages 2-3)**
- 3. CONSENT AGENDA (Pages 3-5)**
- 4. REGULAR AGENDA (Pages 6-8)**
- 5. DIRECTOR COMMENTS (Page8)**
- 6. COMMISSIONER COMMENTS (Page 8)**
- 7. ADJOURNMENT (Page 8)**

AGENDA
PALM BEACH COUNTY ZONING COMMISSION

THURSDAY APRIL 6, 2000

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, April 27, 2000**, to take final action on the applications listed below.

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

2. POSTPONEMENTS

- 1. **DOA**
96-081(A) Development Order Amendment (DOA) to reconfigure master plan and re-designate housing type petition of AN-SCA Homes, by Joe Lelonek, Agent. General Location: NE, SE and SW corners of Hypoluxo Rd. and Lyons Rd. (**VILLAGES OF WINDSOR**).

Page 1

Size: 577.46 acres ±

BCC District: 3

MOTION: None. (Postponed until May 4, 2000. Petitioner requested, by right)

SR 7/US 441 on the south side of Okeechobee Blvd.
(OKEECHOBEE/441 PUD).

Page 2

Size: 37.82 acres ±

BCC District: 6

MOTION: None. (Postponed until May 4, 2000. Petitioner requested, by right)

- 3. **PDD99-074** Official Zoning Map Amendment to a Planned Development District (PDD) from Light Industrial (IL) to Multiple Use Planned Development (MUPD) with Arena, Auditorium or Stadium; Entertainment, Outdoor; Equestrian Arena, Commercial; Water and Wastewater Treatment Facility (requested uses) petition of John Janero and Nancy Thornton, by Kieran J. Kilday, Agent. General Location: Approx. 0.7 miles north of Beeline Hwy. on the east side of Seminole Pratt Whitney Rd. **(PALM BEACH SPEEDWORLD).**

Pages 3-23

Size: 79.9 acres ±

BCC District: 1

MOTION: To postpone until June 1, 2000. (Staff requested)

-END OF POSTPONEMENTS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

4. DOA

- 97-078(A)** Development Order Amendment (DOA) to delete internal PUD access point; add external access point and add church or place of worship petition of Reform Temple Shaarei Shalom, by Kilday & Associates, Inc., Agent. General Location: Approx. 0.8 mile north of Boynton Beach Blvd. on the west side of Hagan Ranch Rd. **(CIBA-GEIGY PUD (NKA PONTE VECCHIO PUD)).**

Pages 24-53

Size: 4.41 (affected) acres ±
219.95 total acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to delete internal PUD access point; add external access point and add a church or place or worship.

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

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

C. STATUS REPORT

- 6. **CR98-69/
E2** Status Report for Resolution ZR-99-02 (Petition 98-69). Property owner: Bernardo & Luz Alzate. Location: south side of Palmarito Road, 300 feet east of Congress Ave. Current zoning: Class B Conditional Use to allow a Nursery, wholesale in the Residential Transitional Zoning District. **(ALZATE NURSERY)**

Pages 72-75

Size: 1.12 acres BCC District: 3

Original Petitioner: Luz and Bernardo Alzate

STAFF RECOMMENDS A MOTION TO:

Adopt a resolution to delete condition number E.2. of Resolution ZR-99-02.

D. CORRECTIVE RESOLUTIONS

- 7. **CB
95-017(E)** Corrective Resolution: To correct Exhibit C of Resolution ZR-99-0013. (ADDISON COURT DAYCARE)

Pages 76-83

BCC District: 4

MOTION: To adopt a resolution to correct Exhibit C of Resolution ZR-99-0013.

- 8. **CB
74-122(A)** Corrective Resolution: To correct Condition A.2 of Exhibit C of Resolution ZR-99-0009. (BOCA RATON COMMUNITY UNITED METHODIST CHURCH)

Page 84

BCC District: 5

MOTION: To adopt a resolution to correct Condition A.2 of Exhibit C of Resolution ZR-99-0009.

- a. **CR99-050** Corrective Resolution: To correct Condition E.2 of Exhibit C of

Pages 86-89

CONSENT AGENDA
BCC District: 6

MOTION: To adopt a resolution to correct Exhibit C of Resolution ZR-99-0020.

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. ZONING PETITIONS - PREVIOUSLY POSTPONED

11. DOA

95-083(C) Development Order Amendment (DOA) to modify/delete conditions in Resolution ZR-96-0004 petition of Lane Boathouse LC/Wilbur & Eva Lane, by Ronald Kolins, Agent. General Location: Approx. 0.25 miles south of the Martin County line on the east side of A1A/SR 707 (**LANE BOATHOUSE**).

Pages 90-106

Size: 0.22 acres ±

BCC District: 1

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to modify/delete conditions of approval in Resolution ZR-96-0004.

12. Z/CB

99-011 Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Rural Services (RSER) and a Class B Conditional Use (CB) to allow Agricultural sales and services petition of Everglades Farm Equipment Co., by Robert Basehart, Agent. General Location: Approx. 800 feet east of "F" Rd. on the north side of Southern Blvd. (**EVERGLADES FARM EQUIPMENT**).

Pages 107-141

Size: 12.21 (affected) acres ±
(22.21 (overall) acres ±)

BCC District: 6

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Rural Services (RSER).

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

C. ZONING PETITIONS

13. **CA99-084** Class A Conditional Use (CA) to allow a church or place of worship petition of Apostolic Ministries International, by Greg Celentano, Agent. General Location: Approx. 900 feet east of "E" Rd. on the north side of Okeechobee Blvd. (**JESUS OUR SAVIOR CHURCH**).

REGULAR AGENDA

Location: 95th St. South and Glades Rd. (**WEST BOCA ESTATES PUD**).

Pages 159-177

Size: 2.65 (affected) acres ±

BCC District: 5

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

15. **Z/COZ
2000-007**

Official Zoning Map Amendment with Conditional Overlay Zone (Z/COZ) from Residential Single Family (RS) to Community Commercial (CC) with a Conditional Overlay Zone (COZ) petition of Benchmark Corp., by Kilday & Associates, Inc., Agent. General Location: NE corner of 95th St. South and Glades Rd. (**GLADES SQUARE**).

Pages 178-198

Size: 2.65 acres ±

BCC District: 5

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

16. **PDD99-068** Official Zoning Map Amendment to a Planned Development District (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of Velma & Donald Buckner/J&N Properties Inc. /Martin Properties of the Palm Beaches, by Robert Bentz, Agent. General Location: Approx. 1,300 feet east of Hagen Ranch Rd. on the south side of Boynton Beach Blvd. (**EXCELSIOR PARC**).

Pages 199-221

Size: 58.76 acres ±

BCC District: 5

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

17. **DOA
98-013(A)**

Development Order Amendment (DOA) to allow a daycare, general (requested use) petition of Southern Development Svcs. Inc, by Robert Bentz, Agent. General Location: SW corner of Military Trail and Lantana Rd. (**MILITARY & LANTANA MUPD**).

Pages 222-242

Size: 8.11 acres ±

BCC District: 3

Pages 243-270

Size: 25.9 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).

D. ZONING PETITIONS - PREVIOUSLY POSTPONED

19. **PDD**
99-018(A) Official Zoning Map Amendment to a Planned Development District (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of Town & Country Builders, by H. P. Tompkins, Agent. General Location: Approx. 0.2 mile west of Military Trail on the north side of Hypoluxo Rd. (**LANTERN KEY PUD**).

Pages 271-301

Size: 37.45 acres ±

BCC District: 3

MOTION: To recommend denial of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Planned Unit Development (PUD).

5. DIRECTOR COMMENTS

6. COMMISSIONER COMMENTS

7. ADJOURNMENT