



ZONING COMMISSION AGENDA

July 6, 2000

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

AGENDA
PALM BEACH COUNTY ZONING COMMISSION

THURSDAY JULY 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, July 27, 2000**, 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

- 1. **Z/CA
2000-018** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Transitional (RT) and a Class A Conditional Use (CA) to allow a church or place of worship petition of First Romanian Baptist Church of West Palm Beach, Inc., by Beril Kruger, Agent. General Location: Approx. 1,700 feet west of Haverhill Rd. on the south side of Melaleuca Lane (**FIRST ROMANIAN BAPTIST CHURCH**).

Pages 1

Size: 4.92 acres ±

BCC District: 3

MOTION: None. (Postponed until May 25, 2000. Petitioner requested, by right)

-END OF POSTPONEMENTS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

2. **Z2000-029** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Transitional (RT) petition of Palmwood Association LLC, by Lucienne Gauffillet, Agent. General Location: Approx. 1/4 mile north of Frederick Small Rd. on the east and west sides of Palmwood Rd. (**BROCK REZONING**).

Pages 2-13

Size: 4.5 acres ±

BCC District: 1

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

3. **Z2000-026** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) and Residential Single Family (RS) to Residential Transitional Suburban (RTS) petition of Neil J. Gaeta and Arline R. Trezza, by Neil J. Gaeta, Agent. General Location: Approx. 1/4 mile west and north of the intersection of Palmwood Rd. and Donald Ross Rd. (**DONALD ROSS PALMWOOD**).

Pages 14-28

Size: 13.99 acres ±

BCC District: 1

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) and Residential Single Family (RS) to Residential Transitional Suburban (RTS).

4. **Z/CB 99-005(A)** Official Zoning Map Amendment (Z) from Multiple Use Planned Development District (MUPD) to Institutional and Public Facilities (IPF) and a Class B Conditional Use (CB) to allow a nursing/convalescent facility petition of Palm Beach County Healthcare District, by Anna S. Cottrell, Agent. General Location: Approx. 700 feet east of Congress Ave. on the north side of 10th Avenue North (**PBC NURSING HOME**).

Pages 29-46

Size: 13.6 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Multiple Use Planned Development District (MUPD) to Institutional and Public Facilities (IPF) zoning district.

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

- 5. **DOA 84-076(F)** Development Order Amendment (DOA) to modify/delete conditions and add square footage petition of Wellington Regional Medical Center, by Anna S. Cottrell, Agent. General Location: NW corner of Forest Hill Blvd. and SR 7/US 441 (**WELLINGTON REGIONAL MEDICAL CENTER**).

Pages 47-72

Size: 25.195 acres ± BCC District: 6

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

- 6. **Z2000-006** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to General Commercial (CG) petition of Thomas Hahn, by Robert Basehart, Agent. General Location: Approx. 1 mile west of Military Trail on the south side of West Atlantic Ave. (**HAHN PROPERTY**).

Page 73-93

Size: 2.3 acres ± BCC District: 5

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to General Commercial (CG) with a Conditional Overlay Zone (COZ).

- 7. **W/Z99-082** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential High Density (RH) and a Waiver (W) from minimum density requirements petition of Alfonso Powell, by Alfonso Powell, Agent. General Location: Approx. 400 feet south of SR 80 on the east side of 1st St. (**D&P DEVELOPMENT**)

Pages 94-107

Size: 3.6 acres ± BCC District: 6

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

MOTION: To recommend approval of the request for a Waiver (W) from minimum density requirements.

C. ABANDONMENT RESOLUTION

- 8. **ABN94-015** Request: To abandon the Class B Conditional Use for Resolution ZR94-03 (**HUNTERS GROVE**).

Page 108

BCC District: 6

MOTION: To adopt a resolution approving the abandonment of the Class B Conditional Use granted by Resolution ZR-94-003.

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

- 9. **DOA 96-105(A)** Development Order Amendment (DOA) to modify/delete conditions in Resolution R-97-1097; add building square footage; reconfigure master plan; add 2nd self-storage facility and vehicle rental (requested uses) petition of Delray Land Co. of Iowa Inc. and Portalegre, by Land Design South, Agent. General Location: Approx. 0.25 mile east of Jog Rd. on the south side of West Atlantic Ave. (**ATLANTIC CENTER MUPD**).

Pages 109-136

Size: 9.16 acres ± BCC District: 5

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to modify/delete conditions in Resolution R-97-1097; add building square footage; reconfigure master plan; add 2nd self-storage facility and vehicle rental.

- 10. **PDD99-077** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) petition of Arthur Leibovit/Helen Godfriend /Irving Denmark, by Land Design South, Agent. General Location: Approx. 375 feet east of SR 7/US 441 on the south side of Okeechobee Blvd. (**OKEECHOBEE/441 PUD**).

Page 137-166

Size: 37.82 acres ± BCC District: 6

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

- 11. **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**).

Pages167-179

Size: 8.11 acres ± BCC District: 3

MOTION: To recommend **denial** of the request for a Development Order Amendment (DOA) to allow a general daycare.

C. ZONING PETITIONS

- 12. **PDD**
79-133(A) Official Zoning Map Amendment (PDD) from Residential High Density (RH) and General Commercial (CG) to Multiple Use Planned Development (MUPD) with vehicle sales and rental (requested use) petition of Kelly Tractor Co., by Kim Juran, Agent. General Location: Approx. 500 feet west of Haverhill Rd. on the south side of Okeechobee Blvd. (**KELLY TRACTOR**).

Pages 180-196

Size: 14.28 acres ± BCC District: 6

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Residential High Density (RH) and General Commercial (CG) to Multiple Use Planned Development (MUPD) with vehicle sales and rental.

- 13. **Z/DOA**
96-062(B) Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Single Family (RS) and a Development Order Amendment (DOA) to add land area; add students; reconfigure site plan and modify/delete conditions of approval in Resolution R-97-1569 petition of American Heritage School of Boca Delray, Inc. and William R. Laurie, by Kieran J. Kilday, Agent. General Location: Approx. 1,300 feet east of Jog Rd. on the south side of Linton Blvd. (**AMERICAN HERITAGE SCHOOL**).

Pages 197-220

Size: 6.59 acres ± (affected) BCC District: 5
40.31 ± (overall)

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

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add land area; add students; reconfigure site plan and modify/delete conditions of approval in Resolution R-97-1569.

- 14. **Z/CB**
92-059(A) Official Zoning Map Amendment (Z) from General Commercial (CG) to Community Commercial (CC) and a Class B Conditional Use (CB) to allow a medical/dental office petition of Isri Persaud, by Jeff Iravani, Agent. General Location: Approx. 0.5 mile south of Northlake Blvd. on the west side of Military Trail (**SQUARE LAKE PLAZA**).

Pages 221-236

Size: 1.19 acres ± BCC District: 1

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

MOTION: To adopt a resolution approving a Class B Conditional Use (CB) to allow a medical/dental office.

- 15. **PDD**
2000-032 Official Zoning Map Amendment (PDD) from Agricultural Reserve (AGR) to Agricultural Reserve Planned Unit Development (AGR/P) petition of GL Homes of Florida Corp. II, and GL Homes of Palm Beach Assoc. Ltd., by Land Design South, Agent. General Location (parcel 1): Approx. 1.5 miles south of Atlantic Ave. on east side of SR 7/US 441. General Location(parcel 2): Approx. 2.5 miles south of Boynton Beach Blvd. on the west side of SR7/US 441. General Location (parcel 3): Approx. 0.5 mile north of Boynton Beach Blvd. on the west side of SR 7/US 441 (**SUSSMAN AGR-PUD**).

Pages 237-280

Parcel 1 - Size: 172.82 acres ±	BCC District: 5
Parcel 2 - Size: 93.47 acres ±	BCC District: 3
Parcel 3 - Size: 176.15 acres ±	BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Reserve (AGR) to Agricultural Reserve Planned Unit Development (AGR/D) and two (2) Official Zoning Map Amendments (PDD) from Agricultural Reserve (AGR) to Agricultural Reserve Planned Unit Development (AGR/P).

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