



## ZONING COMMISSION AGENDA

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

**AGENDA  
PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY MARCH 2, 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, March 23, 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. **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**).

CONSENT AGENDA

**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 Blvd. (**ATLANTIC CENTER MUPD**).

Page 2

Size: 9.16 acres ± BCC District: 5

MOTION: None required. [Postponement by right]. Postpone until May 4, 2000.

3. **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 Daniel Corbett, Agent. General Location: Approx. 0.25 miles south of the Martin County line on the east side of A1A/SR 707 (**LANE BOATHOUSE**).

Page 3

Size: 0.22 acres ± BCC District: 1

MOTION: To postpone until April 6, 2000. (Petitioner requested)

**-END OF POSTPONEMENTS-**

3. **CONSENT AGENDA**

A. **REQUESTS TO PULL ITEMS FROM CONSENT**

B. **ZONING PETITIONS - CONSENT**

4. **Z99-091** Official Zoning Map Amendment (Z) from Residential Estate (RE) to Residential Transition (RT) petition of Everett Barber, Agent. General Location: Approx. 4,000 feet south of Northlake Blvd. on the west side of Military Trail (**BARBER REZONING**).

Pages 4-11

Size: 2.5 acres ± BCC District: 1

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential Estate (RE) to Residential Transition (RT).

5. **Z99-080** Official Zoning Map Amendment (Z) from Residential Estate (RE) to Residential Transition (RT) petition of WC Jr. and Ann B Shubert, by Michael Shubert, Agent. General Location: Approx. 360 north of Lillian Ave. on the east side of Bates Rd. South (**SHUBERT**).

CONSENT AGENDA

the NWC Dillman Rd and Whipporwill Way (**GRAHAM REZONING**).

Pages 22-36

Size: 10.01 acres ±

BCC District: 6

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

- 7. **Z/CA99-090** Official Zoning Map Amendment (Z) from Residential Medium Density (RM) to General Commercial (CG) and a Class A Conditional Use (CA) to allow a self-service storage facility petition of Edgar Adamson Jr. & Hixie Stephens, by Keith Hurbs, Agent. General Location: Approx. 600 feet south of Okeechobee Blvd. on the east side of Congress Ave. (**E&H SELF STORAGE**).

Pages 37-52

Size: 1.46 acres ±

BCC District: 2

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

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a self-service storage facility.

**C. STATUS REPORT**

- 8. **CR 98-80 /E4**

Status Report for Resolution R-99-1142 (Petition 98-80). Property owner: Steven B. Greenfield, Tr of Sabra Land Trust. Location: south side of Lox Road, 6 miles west of SR 7/US 441. Current zoning: Special Agricultural (SA) with a Conditional Use A to allow Chipping and Mulching and Potting Soil Manufacturing, and Conditional Use B to allow a Composting Facility. (**LOX ROAD VEGETATION RECYCLING & NURSERY**)

Pages 53-56

Size: 19.96 acres

BCC District: 5

Original Petitioner: Steven Greenfield, Trustee

STAFF RECOMMENDS A MOTION TO:

Adopt a resolution to amend conditions of approval (surety) in Resolution ZR-99-04.

**MOTION:** To approve all items on the Consent Agenda (as amended) and adopt resolutions

**- START OF REGULAR AGENDA -**

**4. REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. ZONING PETITIONS - PREVIOUSLY POSTPONED**

**9. DOA**

**78-242(B)** Development Order Amendment (DOA) to delete land area petition of PBC BCC FD&O, by Audrey Wolf, Agent. General Location: Approx. 1200 feet east of Ponderosa Dr. on the north side of Palmetto Park Rd. (**BOCA WOODS COUNTRY CLUB**).

Pages 57-67

Size: 17.42 acres ±

BCC District: 5

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

**10. Z99-085**

Official Zoning Map Amendment (Z) from Residential Estate (RE) and Agricultural Residential (AR) to Public Ownership (PO) petition of PBC BCC FD&O, by Audrey Wolf, Agent. General Location: Approx. 1200 feet east of Ponderosa Dr. on the north side of Palmetto Park Rd. (**DISTRICT PARK "E"**).

Pages 68-79

Size: 27.42 acres ±

BCC District: 5

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential Estate (RE) and Agricultural Residential (AR) to Public Ownership (PO).

**11. Z/CB99-011**

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 80-112

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).

**C. ZONING PETITIONS**

12. **PDD99-047** Official Zoning Map Amendment to a Planned Development District (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of Richard B. Crum, Trustee, by William Boose, Agent. General Location: Approx. 1.5 miles south of Lantana Rd. bounded by SR 7/US441 and Lyons Rd. (**DIAMOND SHAMROCK PUD**).

Pages 113-135

Size: 70.36 acres ±

BCC District: 3

MOTION: To recommend approval 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**