



## **ZONING COMMISSION AGENDA**

**May 4, 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. CONSENT AGENDA (Page2)**

**3. REGULAR AGENDA (Pages 3-5)**

**4. DIRECTOR COMMENTS (Page 5)**

**5. COMMISSIONER COMMENTS (Page 5)**

**6. ADJOURNMENT (Page 5)**

**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY MAY 4, 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, May 25, 2000**, to take final action on the applications listed below.

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

**2. CONSENT AGENDA**

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

1. **Z/CA**

**2000-005** Official Zoning Map Amendment (Z) from Neighborhood Commercial (CN) and Residential Medium Density (RM) to General Commercial (CG) and a Class A Conditional Use (CA) to allow office/warehouse petition of Congress Venture Two, Inc., by Kilday & Associates, Inc., Agent. General Location: Approx. 0.5 mile north of Belvedere Rd. on the east side of Congress Ave. (**CONGRESS BUSINESS**

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

**- END OF CONSENT -  
- START OF REGULAR AGENDA -**

**3. REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. ZONING PETITIONS - PREVIOUSLY POSTPONED**

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

Pages 17-46

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 (requested uses).

**3. 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**).

Pages 47-80

Size: 577.46 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to reconfigure master plan and re-designate housing type.

**4. PDD99-077** Official Zoning Map Amendment to a Planned Development District (PDD) from Agricultural Residential (AR) to Planned

5. **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 107-127

Size: 8.11 acres ±

BCC District: 3

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

6. **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 128-178

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).

**C. ZONING PETITIONS**

7. **Z/CA  
2000-001** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Single Family (RS) and a Class A Conditional Use (CA) to allow zero lot line homes petition of John Hawley Tr., by James Drotos, Agent. General Location: Approx. 0.5 mile south of Gateway Blvd. on the west side of Lawrence Rd. (**SUNSET LAKES**).

Pages 179-197

Size: 17.5 acres ±

BCC District: 3

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 Class A Conditional Use (CA) to allow zero lot line homes.

9. **PDD99-061** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of JG Equities /TPR Assoc. Ltd./Michael's Nursery & Farms Inc./Joseph and Juanita Steiner, by Robert Bentz, Agent. General Location: SW corner Military Trail and Pipers Glen Blvd. (**LEIDER PUD**).

Pages 232-255

Size: 98.9 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).

10. **CB 81-095(B)** Class B Conditional Use (CB) to allow a Commercial communication tower (115 foot monopole) petition of Atlantic Coast Tower, by Michael Houston, Agent. General Location: NW corner of Forest Hill Blvd. and Congress Ave. (**FOREST HILL CENTER**).

Pages 256-286

Size: 19.53 (total) acres ±

BCC District: 2

MOTION: To adopt a resolution approving the request for a Class B Conditional Use (CB) to allow a commercial communication tower (115 foot monopole).

4. **DIRECTOR COMMENTS**

5. **COMMISSIONER COMMENTS**

6. **ADJOURNMENT**