

Board of County Commissioners

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**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

October 5, 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/WITHDRAWALS (Pages 2-4)

3. CONSENT AGENDA (Page 5)

4. REGULAR AGENDA (Pages 6-8)

5. DIRECTOR COMMENTS (Page 8)

6. COMMISSIONER COMMENTS (Page 8)

7. ADJOURNMENT (Page 8)

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AGENDA
PALM BEACH COUNTY ZONING COMMISSION

THURSDAY October 5, 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, October 26, 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

A. POSTPONEMENTS

**1. PDD/TDR
00-052**

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) and a Transfer of Development Rights (TDR) for 327 units and designate PDD00-052 as the receiving area petition of GL Homes of Florida II Corp. by Kilday & Associates, Agent. General Location: Approx. 2 miles south of Lantana Rd. on the east side of SR 7/US 441 and west side of the Florida Turnpike (**VALENCIA IV PUD**).

Page 1

Size: 454.08 acres ±

BCC District: 3

MOTION: To postpone 30 days until November 2, 2000. (Requested by petitioner. Staff has no objection.)

2. **DOA 86-017(A)** Development Order Amendment (DOA) to reconfigure site plan and add pumps petition of Southland Corp. by Claudia Gill, Agent. General Location: SE corner of Summit Blvd. and Congress Ave. (**7ELEVEN #26779**).
- Page 2
- Size: 0.88 acres ± BCC District: 2
- MOTION: None. (Postponement by right to November 2, 2000. Petitioner requested 30 days.)
3. **PDD00-011** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a self-service storage facility (requested use) petition of Paul & Marjorie Meloche, by Land Design South, Agent. General Location: Approx. 3,500 feet west of Military Trail on the north side of Lantana Rd. (**ABLE'S SELF-SERVICE STORAGE FACILITY**).
- Page NA
- Size: 8.05 acres ± BCC District: 3
- MOTION: To administratively postpone 30 days until November 2, 2000. (Requested by staff.)
4. **PDD 99-028(A)** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a convenience store with gas sales petition of Belvedere Commerce Center, LLC by Robert E. Basehart, Agent. General Location: SE corner of Belvedere Rd. and Sansbury's Way (**BELVEDERE COMMERCE CENTER**).
- Page 3
- Size: 8.77 acres ± BCC District: 6
- MOTION: None. (Postponement by right to December 7, 2000. Petitioner requested 60 days.)
5. **PDD99-036** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) petition of Joe Fearnley, Trustee, by Richard Carlson, Agent. General Location: SE corner of Military Trail and Coconut Lane (**COCONUT PLAZA MUPD**).
- Page 4
- Size: 3.83 acres ± BCC District: 4
- MOTION: To postpone 60 days until December 7, 2000. (Requested by petitioner. Staff has no objection.)

B. WITHDRAWALS

6. **PDD00-063** Official Zoning Map Amendment (PDD) from General Commercial (CG) to Multiple Use Planned Development (MUPD) with self-service storage facility and truck rental (requested uses) petition of Manuel Andrade, by Land Design South, Agent. General Location: Approximately ½ mile west of Haverhill Rd. on the north side of Okeechobee Blvd. (**GLADSTONE COMMERCIAL**).

Page 5

Size: 6.35 acres ±

BCC District: 2

MOTION: None. (Withdrawn by petitioner.)

-END OF POSTPONEMENTS AND WITHDRAWALS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

- 7. **DOA 81-006(A)** Development Order Amendment (DOA) to delete land area petition of PBC FD&O, by Anna Cottrell, Agent. General Location: Approx. 0.25 mile east of Military Trail on the north side of Pheasant Way (**BOCAIRE TRACT G**).

Pages 6-14

Size: 5.82 acres ± BCC District: 4

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

- 8. **Z/DOA 88-058(B)** Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Public Ownership (PO) and a Development Order Amendment (DOA) to add land area petition of PBC FD&O, by Anna Cottrell, Agent. General Location: Approx. 0.25 mile east of Military Trail on the north side of Pheasant Way (**FIRE STATION 52**).

Pages 15-26

Size: 0.69 acres ± BCC District: 4

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

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

- 9. **Z/DOA 92-048(B)** Official Zoning Map Amendment (Z) from Residential Medium Density (RM) to Residential Single Family (RS) and a Development Order Amendment (DOA) to add land area and modify/delete conditions petition of Muslim Community of Palm Beach County, Inc., by Kevin McGinley, Agent. General Location: Approx. 300 feet east of Haverhill Rd. on the north side of Purdy Ln. (**MUSLIM COMMUNITY**).

Pages 27-41

Size: 0.77 acres ± (affected) BCC District: 2
1.6 acres ± (overall)

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 Development Order Amendment (DOA) to add land area and modify/delete conditions.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. ZONING PETITIONS - PREVIOUSLY POSTPONED

10. **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 42-65

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.

C. ZONING PETITIONS

11. **DOA**
81-095(C) Development Order Amendment (DOA) to increase the height of a commercial communication tower petition of Atlantic Coast Tower by Michael Houston, Agent. General Location: NW corner of Forest Hill Blvd. and Congress Ave. (**FOREST HILL CENTER**).

Pages 66-90

Size: 19.53 acres ± BCC District: 2

MOTION: To adopt a resolution of the request for a Development Order Amendment (DOA) to increase the height of a commercial communication tower.

REGULAR AGENDA

12. **PDD00-039** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Unit Development (MUPD) with financial institution and fast food restaurant (requested uses) petition of Halverson Development by Kieran Kilday, Agent. General Location: NE corner of Lyons Rd. and Hypoluxo Rd. (**TOWN COMMONS MUPD 1**).

Pages 91-114

Size: 19.5 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Unit Development (MUPD) with financial institution and fast food restaurant.

13. **DOA 81-186(G)** Development Order Amendment (DOA) to allow a self-service storage facility, landscape maintenance, building supplies and truck rental (requested uses) petition of Mini Storage Developers by Mark Bradford, Agent. General Location: NE corner of Jog Rd. and Lantana Rd. (**LEE SQUARE**).

Pages 115-146

Size: 12.09 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to allow a self-service storage facility, landscape maintenance, building supplies, and truck rental.

14. **PDD00-019** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of Phoenix Development Corp., by H.P. Tompkins, Jr., Agent. General Location: Approx. 3,600 feet north of Lantana Rd. on the west side of SR 7/US 441 (**CYPRESS LAKES PRESERVE PUD**).

Pages 147-163

Size: 53.27 acres ±

BCC District: 3

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

15. **PDD00-020** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) petition of Phoenix Development Corp., by HP Tompkins, Agent. General Location: Approx. 3,600 feet north of Lantana Rd. on the west side of SR 7/US 441 (**CYPRESS LAKES PRESERVE MUPD**).

Pages 164-183

Size: 6.63 acres ±

BCC District: 3

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

16. **DOA
97-095(A)** Development Order Amendment (DOA) to modify/delete conditions, to relocate and add access point and add square footage to Public Civic Pod petition of PBC Water Utilities Department by Kilday & Associates, Inc, Agent. General Location: between Jog Rd. and Hagen Ranch Rd. on the south side of Flavor Pict Rd. (**WINSBERG FARM PUD**).

Pages 184-206

Size: 259.42 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to modify/delete conditions, to relocate and add access point and add square footage to Public Civic Pod.

5. **DIRECTOR COMMENTS**

6. **COMMISSIONER COMMENTS**

7. **ADJOURNMENT**