

Board of County Commissioners

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

SEPTEMBER 6, 2001

**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 1-2)

3. CONSENT AGENDA (Pages 3-5)

4. REGULAR AGENDA (Pages 6)

5. DIRECTOR COMMENTS (Page 6)

6. COMMISSIONER COMMENTS (Page 6)

7. ADJOURNMENT (Page 6)

Web address: www.pbcgov.com/pzb/

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY SEPTEMBER 6, 2001

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 application 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 **Tuesday, October 2, 2001**, 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 REMAND

A. POSTPONEMENTS

1. [PDD1999-036](#)

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 1

Size: 3.83 acres ±

BCC District: 4

MOTION: To postpone 30 days until Friday, October 5, 2001.
(Requested by petitioner. Staff supported.)

2. **PDD2000-044(A)**

Official Zoning Map Amendment (PDD) from Residential Single Family (RS) to Multiple Use Planned Development (MUPD) petition of Let It Ride L.C., by Land Design South, Agent. General Location: SE corner of Lantana Road and High Ridge Road (**LANTANA HIGH RIDGE MUPD**).

N/A

Size: 3.68 acres ±

BCC District: 3

MOTION: To postpone 30 days until Friday, October 5, 2001. (Staff recommended.)

3. **PDD2001-005** Official Zoning Map Amendment to a Planned Development District (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with 2 daycare, general (one adult/one children) and congregate living facility, type III (requested uses) petition of Flamboyant Enterprises and Paul Okean, by David Carpenter, Agent. General Location: Approx. 600 feet north of Hypoluxo Road on the east side of Military Trail (**OKEAN OFFICE MUPD**).

Page 2

Size: 19.18 acres ±

BCC District: 3

MOTION: None. (Postponement by right to November 1, 2001. Petitioner requested 60 days.)

B. REMANDS

4. **PDD2001-014** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of Community Developers of South Florida, by Robert Basehart, Agent. General Location: Approx. 900 feet south of Lantana Road on the east side of Lyons Road (**GOLF CLUB ESTATES PUD**).

Page 3

Size: 31.01 acres ±

BCC District: 3

MOTION: To remand back to October 24, 2001 DRC. (Requested by petitioner.)

- END OF POSTPONEMENTS AND REMANDS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. PREVIOUSLY POSTPONED STATUS REPORT

5. **SR1996-20.2**

Status Report for Resolution ZR-96-02 (Petition 96-20), the petition of Pamela Crawford. Property Owner: Pamela Crawford. General Location: Approx. 0.5 mile south of Hypoluxo Road and 1 mile east of Jog Road on the south side of Western Way. Current Zoning: Residential Estate (RE) with a Class B Conditional Use (CB) to allow a wholesale nursery (**COLOR GARDEN NURSERY**).

Pages 4-7

Size: 5.02 acres ±

BCC District: 3

MOTION: To adopt a resolution to amend conditions of approval (Fair Share Fee) in Resolution ZR-96-02, and direct Code Enforcement to cite property owner for failure to submit a site plan for approval by the Development Review Committee.

C. ZONING PETITIONS – CONSENT

6. **PDD2000-010(A)** Official Zoning Map Amendment (PDD) from Commercial (Golfview) to Multiple Use Planned Development (MUPD) with restaurant, fast food (2) and general repair and maintenance (requested uses) petition of PBC BCC, by Warren H. Newell, Chairman. General Location: NE corner of Green Street and Military Trail (**GOLFVIEW PLAZA**).

Pages 8-16

Size: 6.04 acres ±

BCC District: 2

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Commercial (Golfview) to Multiple Use Planned Development (MUPD) with restaurant, fast food (2) and general repair and maintenance (requested uses).

7. **Z/CA2000-092(A)** Official Zoning Map Amendment (Z) from Commercial (Golfview) to Community Commercial (CC) and a Class A Conditional Use (CA) to allow a restaurant, fast food petition of PBC BCC, by Warren H. Newell, Chairman. General Location: SE corner of Belvedere Road and Military Trail (**KENTUCKY FRIED CHICKEN**).

Pages 17-25

Size: 0.84 acres ±

BCC District: 2

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

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

8. **PDD/DOA1992-023(C)** Official Zoning Map Amendment (PDD) from Commercial (Golfview) to Multiple Use Planned Development (MUPD) and a Development Order Amendment (DOA) to add land area petition of PBC BCC, by Warren H. Newell, Chairman. General Location: NE corner of Belvedere Road and Military Trail (**BMC**).

Pages 26-34

Size: 4.17 acres ± (existing) BCC District: 2
 24.99 acres ± (proposed)

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

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

9. **Z1980-174(C)** Official Zoning Map Amendment (Z) from Multiple Use Planned Development (MUPD) to Institution and Public Facility (IPF) petition of PBC BCC, by Warren H. Newell, Chairman. General Location: Approx. 900 feet west of Military Trail on the south side of Linton Blvd. (**DELRAY COMMUNITY HOSPITAL**).

Pages 35-50

Size: 36.27 acres ± BCC District: 5

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

10. **DOA1981-157(C)** Development Order Amendment (DOA) to allow a church or place of worship petition of Americorp Financial Group, by Kevin McGinley, Agent. General Location: Approx. 800 feet south of Forest Hill Blvd. on the west side of Military Trail (**TARGET SHOPPING CENTER**).

Pages 51-67

Size: 1.0 (14.88) acres ± BCC District: 2

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to allow a church or place of worship.

11. **Z/TDR2001-026** Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Residential Transitional (RT) petition of Camille O. Hoffman, by Kevin McGinley, Agent. General Location: Approx. 3,000 feet north of Roebuck Road on the east side of Loxahatchee River Road (**HOFFMAN SUBDIVISION**).

Pages 68-80

Size: 1.05 acres ± BCC District: 1

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

12. **DOA1977-043(B)** Development Order Amendment (DOA) to reconfigure master plan and add square footage petition of SEI Hypoluxo Acquisition Inc., by Kilday & Associates, Agent. General Location: NW corner of Hypoluxo Road and I-95 (**PUBLIC STORAGE SSSF**).

Pages 81-101

Size: 8.79 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to reconfigure master plan and add square footage.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. ZONING PETITIONS

- 13. **DOA1996-084(A)** Development Order Amendment (DOA) to reconfigure site plan and add units petition of Centex Homes, by Land Design South, Agent. General Location: Approx. 0.25 mile north of Forest Hill Blvd. on the east side of State Road 7/US 441 (**STONEHAVEN PUD (aka WELLINGTON GLEN ESTATES PUD)**).

Pages 102-126

Size: 14.88 (affected) (overall coverage-126.5) acres ±

BCC District: 6

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to reconfigure site plan and add units.

5. DIRECTOR COMMENTS

6. COMMISSIONER COMMENTS

7. ADJOURNMENT