

Board of County Commissioners

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County Administrator

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

JANUARY 4, 2002

**FRIDAY
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 (Page 1)

3. CONSENT AGENDA (Pages 2-3)

4. REGULAR AGENDA (Pages 4-8)

5. DIRECTOR COMMENTS (Page 8)

Election of Chair/Vice Chair in February

6. COMMISSIONER COMMENTS (Page 8)

7. ADJOURNMENT (Page 8)

Web address: www.pbcgov.com/pzb/

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

FRIDAY, JANUARY 4, 2002

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 Thursday, **January 31, 2002**, 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

B. WITHDRAWALS

- END OF POSTPONEMENTS AND WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

1. **Z/COZ2000-031(A)** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone Z/COZ2000-031(A) petition of PBC Facilities Development & Operations by Melanie Borkowski, Agent. Request: Rezoning from General Commercial (CG) to Public Ownership with a Conditional Overlay Zone (PO/COZ). General Location: NE corner of Military Trail and Gun Club Road (**FOUR POINTS CENTER GOVERNMENTAL COMPLEX**).

Pages 1-12

Size: 15.87 acres ±

BCC District: 2

MOTION: To recommend approval of the request for an Official Zoning Map Amendment with a Conditional Overlay Zone Z/COZ2000-031(A) from General Commercial (CG) to Public Ownership with a Conditional Overlay Zone (PO/COZ).

2. **Z/DOA/CA2000-089(A)** Title: Resolution approving an Official Zoning Map Amendment with a Conditional Overlay Zone Z/COZ2000-089(A) petition of Wellington Regional Medical Center by Anna Cottrell, Agent. Request: Rezoning from Agricultural Residential (AR) to Institutional and Public Facility (IPF) Zoning District with a Conditional Overlay Zone (COZ). Title: Resolution approving a Development Order Amendment DOA2000-089(A) petition of Wellington Regional Medical Center by Anna Cottrell, Agent. Request: to add land area and square footage. Title: Resolution approving a Class A Conditional Use CA2000-089(A) petition of Wellington Regional Medical Center by Anna Cottrell, Agent. Request: to allow a congregate living facility, type III. General Location: Approx. 1600 feet north of Forest Hill Blvd. on the west side of SR 7/US 441 (**WELLINGTON MEDICAL OFFICE CAMPUS**).

Pages 13-37

Size: 4.34 acres ± (existing)

BCC District: 6

31.56 (+27.22) acres ± (proposed)

MOTION: To recommend approval of the request for an Official Zoning Map Amendment with a Conditional Overlay Zone Z/COZ2000-089(A) from Agricultural Residential (AR) to Institutional and Public Facility (IPF) Zoning District with a Conditional Overlay Zone (COZ).

MOTION: To recommend approval of the request for a Development Order Amendment DOA2000-089(A) to add land area and square footage.

MOTION: To recommend approval of the request for a Class A Conditional Use CA2000-089(A) to allow a congregate living facility, type III.

C. ADVERTISED STATUS REPORT

3. **SR 94-40.2** Status Report for Resolution R-94-6 (Petition 94-40), the petition of Byron V. Reid, VMD. Property Owner: Byron V. Reid. Location: east side of "F" Road, approximately 1.75 miles north of Southern Blvd. Current Zoning: AR-Agricultural Residential with a Class B Conditional Use (CB) to allow a veterinary clinic. (**REID VETERINARY CLINIC**)

Pages 38-40

Size: 5.00 acres ±

BCC District: 6

MOTION: To approve a one-year time extension, from October 20, 2001, to October 20, 2002, to commence development of the last phase.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

4. **PDD/DOA1984-159(B)** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD1984-159(B) petition of Chris Doyle, by Joe Verdone, Agent. Request: Rezoning from Residential Medium Density (RM) to Multiple Use Planned Development (MUPD) Zoning District. Title: Resolution approving a Development Order Amendment DOA1984-159(B) petition of Chris Doyle, by Joe Verdone, Agent. Request: to add land area and square footage. General Location: SW corner Ellison Wilson Rd. and PGA Blvd. (**HATTIES LANDING**).

Pages 41-70

Size: 3.97 acres ±

BCC District: 1

MOTION: To recommend approval of the request for an Official Zoning Map Amendment to a Planned Development District PDD1984-159(B) from Residential Medium Density (RM) to Multiple Use Planned Development (MUPD) Zoning District.

MOTION: To recommend approval of the request for a Development Order Amendment DOA1984-159(B) to add land area and square footage.

5. **Z/CA2001-017** Title: Resolution approving an Official Zoning Map Amendment Z2001-017 petition of BP Amoco, by Nick Nichols, Agent. Request: Rezoning from Residential High Density (RH) to General Commercial (CG) Zoning District. Title: Resolution approving a Class A Conditional Use CA2001-017 petition of BP Amoco, by Nick Nichols, Agent. Request: to allow a convenience store with gas sales. General Location: Southwest corner of Boutwell Avenue and 10th Avenue North (**10TH AVENUE/BOUTWELL AMOCO**).

Pages 71-95

Size: 1.14 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment Z2001-017 from Residential High Density (RH) to General Commercial (CG) Zoning District.

MOTION: To recommend approval of the request for a Class A Conditional Use CA2001-017 to allow a convenience store with gas sales.

6. **PDD2001-024** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2001-024 petition of Continental Homes of Florida, Inc., by Julian Bryan, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) Zoning District. General Location: Southwest corner of Hypoluxo Road and Lawrence Road (**DAHLGREN PUD**).

Pages 96-118

Size: 27.04 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment PDD2001-024 from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) Zoning District.

C. PETITION REMANDED FROM NOVEMBER 29, 2001 BCC HEARING

7. **EAC1990-030(F)** Title: Development Order Amendment /Expedited Application Consideration EAC1990-030(F) petition of Fountains of Boynton Associates, Ltd. by Robert E. Basehart, Agent. Request: to reconfigure site plan, add parking garage and increase building height. General Location: Northwest corner of Jog Road and Boynton Beach Boulevard (**FOUNTAINS OF BOYNTON**).

Pages 119-147

Size: 5 acres ± (affected)
24.13 acres ± (overall)

BCC District: 5

MOTION: To recommend approval of the request for a Development Order Amendment/Expedited Application Consideration EAC1990-030(F) to reconfigure site plan, add parking garage and increase building height.

D. ZONING PETITIONS

8. **PDD/TDR2001-029** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2001-029 petition of Holiday Management Associates, by Land Design South, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) Zoning District. Title: Resolution approving the Transfer of Development Rights TDR2001-029 petition of Holiday Management Associates, by Land Design South, Agent. Request: for 95 TDR units and designating the subject site as the receiving area. General Location: Approx. 500 feet south of Hypoluxo Road on the east side of Military Trail (**COLONY CLUB APARTMENTS PUD**).

Pages 148-178

Size: 23.81 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment to a Planned Development District PDD2001-029 from Agricultural Residential (AR) to Residential Planned Unit Development (PUD) Zoning District.

MOTION: To recommend approval of the request for the Transfer of Development Rights TDR2001-029 for 95 TDR units and designating the subject site as the receiving area.

9. **DOA1995-022(B)** Title: Resolution approving a Development Order Amendment DOA1995-022(B) petition of Chrysler Realty Corp. by Kim Glas-Castro and Bonnie Miskel, Agent. Request: to reconfigure site plan, delete square footage, modify/delete conditions of approval and to add general repair and maintenance (requested use). General Location: South side of Okeechobee Blvd., immediately west of Florida's Turnpike (**ARRIGO DODGE**).

Pages 179-203

Size: 29.09 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a Development Order Amendment DOA1995-022(B) to reconfigure site plan, delete square footage, modify/delete conditions of approval and to add vehicle service and repair (requested use).

10. **Z/DOA/CB1981-096(B)** Title: Resolution approving an Official Zoning Map Amendment Z1981-096(B) petition of Solid Waste Authority and Lantana Mango and Orange Farms Inc. by Kieran Kilday, Agent. Request: Rezoning from General Commercial/Special Exception (CG/SE) and Residential Single Family (RS) to Public Ownership (PO). Title: Resolution approving a Development Order Amendment DOA1981-096(B) petition of Solid Waste Authority and Lantana Mango and Orange Farms Inc. by Kieran Kilday, Agent. Request: to reconfigure site plan to add land area and square footage. Title: Resolution approving a Class B Conditional Use CB1981-096(B) petition of Solid Waste Authority and Lantana Mango and Orange Farms Inc. by Kieran Kilday, Agent. Request: to expand a solid waste transfer station facility. General Location: Approx. 0.25 mile west of Interstate 95 on the south side of Lantana Road (**LANTANA TRANSFER STATION**).

Pages 204-225

Size: 9 acres ± (existing)
50 (+41) acres ± (proposed)

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment Z1981-096(B) from General Commercial/Special Exception (CG/SE) and Residential Single Family (RS) to Public Ownership (PO).

MOTION: To recommend approval of the request for a Development Order Amendment DOA1981-096(B) to reconfigure site plan to add land area and square footage.

MOTION: To adopt a resolution approving the request for a Class B Conditional Use CB1981-096(B) to expand a solid waste transfer station facility.

[No pages 226-228]

11. **PDD2001-014** Title: Resolution approving an Official Zoning Map Amendment PDD2001-014 petition of Lana T, LLC, by Kilday & Associates, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Planned Unit Development (PUD). General Location: Approx. 900 feet south of Lantana Road on the east side of Lyons Road (**GOLF CLUB ESTATES PUD**).

Pages 229-247

Size: 31.03 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment PDD2001-014 from Agricultural Residential (AR) to Residential Planned Unit Development (PUD).

12. **Z/CA2001-042** Title: Resolution approving an Official Zoning Map Amendment Z2001-042 petition of Palm Lakes Baptist Association by Sara Lockhart, Agent. Request: Rezoning from Residential High Density (RH) to Residential Medium Density (RM) Zoning District. Title: Resolution approving a Class A Conditional Use CA2001-042 petition of Palm Lakes Baptist Association, by Sara Lockhart, Agent. Request: to allow 2 churches or places of worship. General Location: NE corner of Haverhill Road and 45th Street (**SILOE BAPTIST CHURCH**).

Pages 248-264

Size: 8.83 acres ±

BCC District: 7

MOTION: To recommend approval of the request for an Official Zoning Map Amendment Z2001-042 from Residential High Density (RH) to Residential Medium Density (RM) Zoning District.

MOTION: To recommend approval of the request for a Class A Conditional Use CA2001-042 to allow 2 churches or places of worship.

13. **DOA1991-047(B)** Title: Resolution approving a Development Order Amendment DOA1991-047(B) petition of Hagen Realty Holdings Inc. by Robert Basehart, Agent. Request: to modify/delete conditions of approval. General Location: SE corner of Hagen Ranch Road and Boynton Beach Blvd. (**HAGEN RANCH COMMERCE CENTER**).

Pages 265-287

Size: 7.48 acres ±

BCC District: 5

MOTION: To recommend **denial** of the request for a Development Order Amendment DOA1991-047(B) to modify/delete conditions of approval.

14. **PDD2001-009** Title: Resolution approving an Official Zoning Map Amendment to a Planned Development District PDD2001-009 petition of United Technologies, by Robert Massareli, Agent. Request: Rezoning from General Industrial (IG) to Multiple Use Planned Development (MUPD) Zoning District. General Location: Approx. 6 miles south of Indiantown Road on the west side of Beeline Hwy. (**PRATT WHITNEY BUSINESS PARK**).

Pages 288-305

Size: 135.0 acres ±

BCC District: 1

MOTION: To recommend approval of the request for an Official Zoning Map Amendment to a Planned Development District PDD2001-009 from General Industrial (IG) to Multiple Use Planned Development (MUPD) Zoning District.

5. DIRECTOR COMMENTS

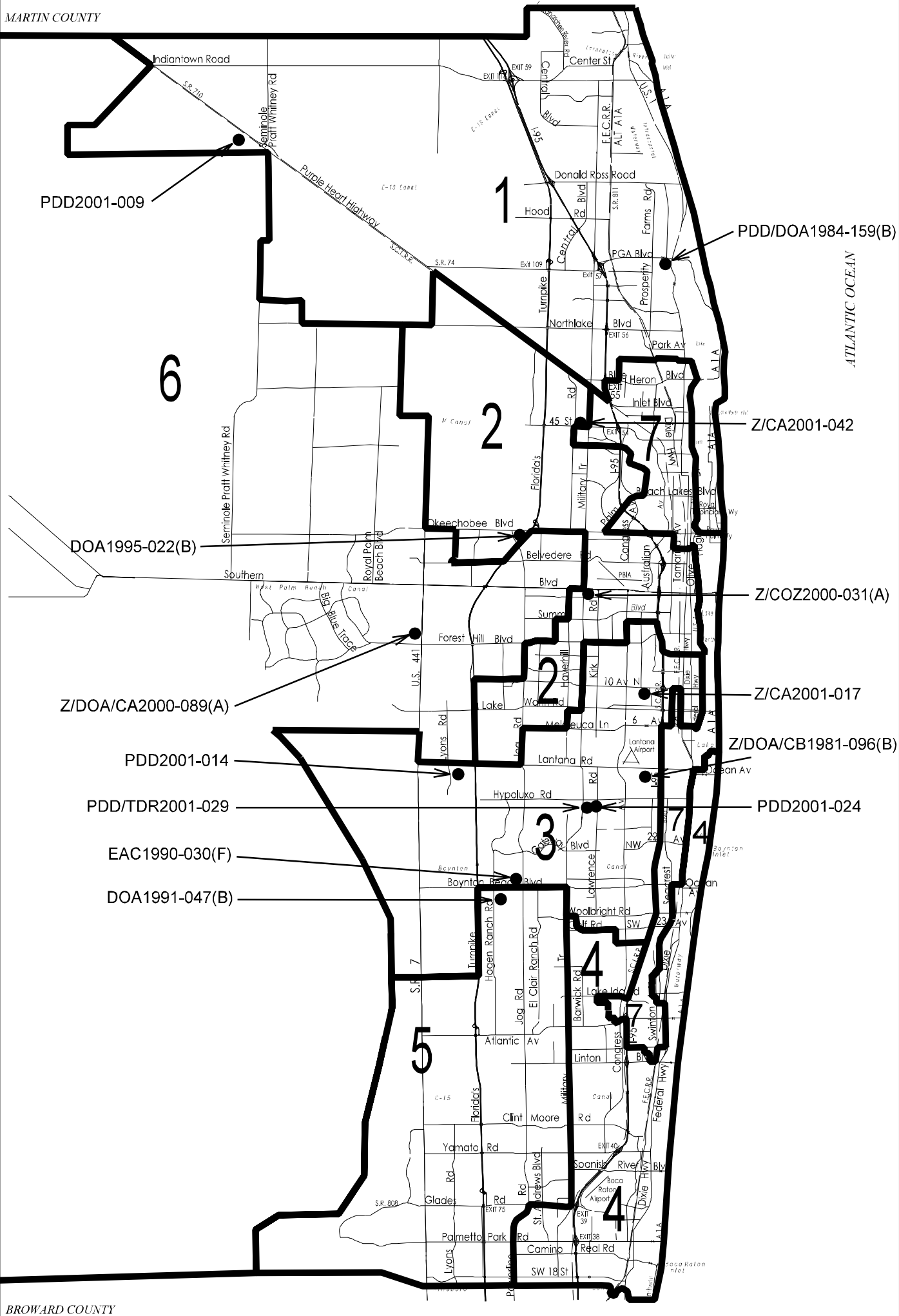
Election of Chair/Vice Chair in February

6. COMMISSIONER COMMENTS

7. ADJOURNMENT

PALM BEACH COUNTY ZONING COMMISSION PUBLIC HEARING

MARTIN COUNTY



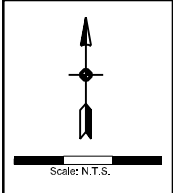
BROWARD COUNTY

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NOTE: MAP IS NOT OFFICIAL, FOR PRESENTATION PURPOSES ONLY

FRIDAY, JANUARY 4, 2002

9:00 A.M. IN THE JANE M. THOMPSON
MEMORIAL CHAMBERS
301 N. OLIVE AVE.
WEST PALM BEACH, FL.



**Planning
Zoning
&
Building**

In accordance with the ADA, this document may be requested in an alternative format. Auxiliary aids or services will be provided upon request with at least three days notice. Please contact Julie McKinney Zoning at 233-5221.

Revision Date: 12/20/01
Filename: zcom2.dgn
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