



**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING  
AGENDA INDEX**

**May 27, 1999**

**THURSDAY  
9:30 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. Motion to Adopt Agenda
- G. Disclosure

**2. POSTPONEMENTS AND WITHDRAWALS (Pages 2-3)**

**3. CONSENT AGENDA (Pages 4-12)**

- " Staff
- " Board
- " Public

**4. REGULAR AGENDA (Pages 14-16)**

**5. DIRECTOR COMMENTS (Page 16)**

**6. COMMISSIONER COMMENTS (Page 16)**

**7. ADJOURNMENT (Page 16)**

# AGENDA

## PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

THURSDAY, MAY 27, 1999

### 1. CALL TO ORDER.

- A. Roll Call - **9:30 AM**.
- B. Opening Prayer and Pledge of Allegiance.
- C. Remarks of the Chair:

The Board of County Commissioners has convened to consider the following applications for Future Land Use Map Amendments, Official Zoning Map Amendments, Conditional Uses, Planned Developments, Development Order Amendments, Waiver Requests, Status Reports for Compliance with Time Limitations and Conditions of Approval, and the recommendations of the Land Use Advisory Board and Zoning Commission pursuant to Chapter 163, Florida Statutes; Chapter 125, Florida Statutes; the Palm Beach County Comprehensive Plan; the Palm Beach County Unified Land Development Code; and other authority vested in the Board. This meeting is being held on May 27, 1999, at 9:30 AM, in the County Commission Chambers, 6th Floor, 301 North Olive Avenue, West Palm Beach, Florida.

- D. Proof of Publication.
- E. Swearing In.
- F. Motion to Adopt Agenda.
- G. Disclosure.

### 2. POSTPONEMENTS AND WITHDRAWALS

#### A. POSTPONEMENTS

##### 1. PDD

**77-021(E)** Official Zoning Map Amendment to a Planned Development District (PDD) petition of Royal Palm Polo, by Robert Bentz, Agent. Request: Rezone from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a day care center, general; fitness center and arena/stadium (existing) (requested uses). General Location: NE corner Jog Rd. and Old Clint Moore Rd. (**ROYAL PALM POLO**).

Page 1

Size: 121.85 Acres ±

BCC District: 5

MOTION: To postpone to June 29, 1999. [Postponed by Zoning Commission.]

2. **DOA**  
**82-040(B)** Development Order Amendment (DOA) petition of Melrose Park Joint Venture and Melrose Palm Beach Ltd., by Robert Bentz, Agent. Request: Add units. General Location: Approx. 1 mile south of Hypoluxo Rd. between SR 7/US 441 and Florida Turnpike (**MELROSE PUD**).

Pages NA

Size: 19.15 (affected) acres ±  
612.24 (total) acres ±

BCC District: 3

MOTION: To postpone to June 29, 1999. [Postponed by Zoning Commission.]

MOTION: To approve all postponements to dates indicated.

**B. WITHDRAWALS**

**- END OF POSTPONEMENTS AND WITHDRAWALS -**

**3. CONSENT AGENDA**

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

**B. WARRANT LIST** - Administrative matter not subject to public comment.

Warrant List

Page N/A

MOTION: To approve the warrant list.

**C. ADOPTION OF RESOLUTION** - Zoning petition approved on March 29, 1999, with amended conditions. Administrative matter not subject to public comment.

NOTE: Adoption is mandatory based on prior action by the Board of County Commissioners unless a Board member wishes to clarify an amended condition. Public hearing requirements have been satisfied, therefore, adoption of the resolutions is not subject to public comment.

**3. PDD98-50** Official Zoning Map Amendment (Z) to a Planned Development District (PDD) petition of Lion Country Safari, Inc., by Ellen Smith, Agent. **(LION COUNTRY SAFARI MUPD)** BCC: District: 6

Pages 2-19

MOTION: To adopt a resolution affirming zoning action on March 29, 1999.

**D. REMAND**

**4. DOA 97-090(A)** Development Order Amendment (DOA) petition of TCR Regency Ltd., by Kilday & Associates, Agent. Request: Modify Conditions L.3 and L.4 in Resolution R-98-310 and re-designate land uses (public civic to recreation). General Location: Approx. 600 feet west of Congress Ave. on the north side of 6th Ave. South **(CONGRESS LAKES PUD).**

Page 20

Size: 72.28 acres ± BCC District: 3

MOTION: None required. Remanded back to May 26, 1999 DRC meeting. [Requested by petitioner]

**E. PREVIOUSLY POSTPONED ZONING PETITIONS**

**5. DOA 78-154(A)** Development Order Amendment (DOA) petition of Northlake Corp. Park Partnership, by Alan M. Strassler, Agent. Request: Add building square footage. General Location: SW corner Military Trail and Northlake Blvd. **(NORTHLAKE CORP. PARK).**

Pages 21-36

Size: 1.19 (affected) Acres ± BCC District: 1  
7.3 (total) Acres ±

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as amended, (7-0)

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add building square footage.

- 6. **DOA 77-141(A)** Development Order Amendment (DOA) petition of Chevron Products Company, by David J. Felton, Agent. Request: Convenience store with gas sales (requested use). General Location: NW corner of Camino Real and Powerline Rd. (**CHEVRON #47205**).

Pages 37-57

Size: 1.03 Acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as amended, (6-0).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to allow a convenience store with gas sales.

**F. ZONING PETITIONS - CONSENT**

- 7. **EAC 98-011(A)** Development Order Amendment (DOA)/Expedited Application Consideration (EAC) petition of Madeline DeSanti, by Thomas Lanahan, Agent. Request: Reconfigure site plan. General Location: Approx. 500 feet south of Gun Club Rd. on the east side of Military Trail (**GENERAL GMC TRUCK**).

Pages 58-77

Size: 4.7 Acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to reconfigure the site plan.

- 8. **Z/CA99-019** Official Zoning Map Amendment (Z) and a Class A Conditional Use (CA) petition of Elbert & Melodye Abell, by Robert Basehart, Agent. Request: Rezone from Agricultural Residential (AR) to Residential Transition Suburban (RTS). Request: Nursery, retail. General Location: Approx. 2,700 feet west of Military Trail on the south side of Hypoluxo Rd. (**ABELL'S NURSERY**).

Pages 78-93

Size: 9.02 Acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as amended, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Transitional Suburban (RTS).

MOTION: To adopt a resolution approving the request for a Class A Conditional Use (CA) to allow a retail nursery.

9. **DOA/PDD 80-174(B)** Development Order Amendment (DOA) and an Official Zoning Map Amendment to a Planned Development District (PDD) petition of Tenet Health Care Corp., by Scott Mosolf, Agent. Request: Add land area and building square footage. Request: Rezone from Special Commercial/Special Exception (CS/SE) to Multiple Use Planned Development (MUPD). General Location: Approx. 900 feet west of Military Trail on the south side of Linton Blvd. (**DELRAY COMMUNITY HOSPITAL**).

Pages 94-110

Size: 36.17 Acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as advertised (7-0).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add land area and building square footage.

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (PDD) from Special Commercial/Special Exception (CS/SE) to Multiple Use Planned Development (MUPD).

10. **DOA/Z 83-091(A)** Development Order Amendment (DOA) and Official Zoning Map Amendment (Z) petitions of The Trustee of St. Luke's United Methodist Church, by Kevin McGinley, Agent. Request: Add building square footage to an existing church or place of worship. Request: Rezone Residential Medium Density (RM) to Residential Single Family (RS). General Location: Approx. 0.5 mile south of Lake Worth Rd. on the east side of Ohio Rd. (**ST. LUKES UNITED METHODIST CHURCH**).

Pages 111-125

Size: 5.98 Acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as amended, (7-0).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add building square footage to an existing church or place of worship.

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Residential Medium Density (RM) to Residential Single Family (RS).

11. **Z/CA99-003** Official Zoning Map Amendment (Z) and a Class A Conditional Use (CA) petition of Mary Thomas, Trustee, by Kevin McGinley, Agent. Request: Rezone from Neighborhood Commercial (CN) to General Commercial (CG). Request: Convenience store with gas sales. General Location: SE corner of Haverhill Rd. and Lake Worth Rd. (**THOMAS C-STORE**).

Pages 126-146

Size: 0.52 Acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as amended, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Neighborhood Commercial (CN) to General Commercial (CG).

MOTION: To adopt a resolution approving the request for a Class A Conditional Use (CA) to allow a convenience store with gas sales.

- 12. **EAC 86-096(F)** Development Order Amendment (DOA)/Expedited Application Consideration (EAC) petition of L&G Development Co., by Ed Sullivan, Agent. Request: Fitness center (karate studio) (requested use). General Location: SE corner of Hagen Ranch Road and Charleston Shores Boulevard (**LAKE CHARLESTON KARATE**).

Pages 147-171

Size: 2.95 Acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: N/A

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add a fitness center.

- 13. **DOA 95-057(A)** Development Order Amendment (DOA) petition of Pembroke Entrance Joint Venture, by Christopher Cutro, Agent. Request: Reconfigure master plan and add building square footage. General Location: NW corner SR 7/US 441 and Lake Worth Rd. (**SHOPPES OF WYCLIFFE**).

Pages 172-196

Size: 24.16 Acres ±

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as advertised, (7-0).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to reconfigure the master plan and add building square footage.

- 14. **Z98-069** Official Zoning Map Amendment (Z) petition of Luz and Bernardo Alzate, by Mariano Garcia, Agent. Request: Rezone from Residential Single Family (RS) to Residential Transitional (RT). General Location: Approx. 75 feet east of Congress Ave. on the south side of Palmarito Rd. (**ALZATE NURSERY**).

Pages 197-210

Size: 1.12 Acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as amended, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Residential Transitional (RT).

**G. RECEIVE AND FILE ZONING COMMISSION RESOLUTIONS**

- 15. **CR 94-025** Class B Conditional Use (CB) status report for Anthony Agrusa, Petition 94-025. (**NORTH COUNTY PLUMBING**)

Pages 211-214

MOTION: To receive and file Zoning Resolution ZR-99-01.

- 16. **CB 98-069** Class B Conditional Use (CB) petition of Luz and Bernardo Alzate, by Mariano Garcia, Agent. (**ALZATE NURSERY**)

Pages 215-221

MOTION: To receive and file Zoning Resolution ZR-99-02.

**H. STATUS REPORTS - CONSENT**

- 17. **SR 73-216A.5** Status Report for Resolutions R-90-57 and R-90-58 (Petition 73-216A). Property owner: Palm Beach Baptist Temple, Inc. Location: west side of Military Trail, approximately 0.8 of a mile north of Hypoluxo Rd. Current zoning: RS-Single Family Residential with a Special Exception for a church and accessory facilities including an education institution (maximum 60, K-12 students).

Pages 222-225

Size: 7.5 acres

BCC District:3

Original Petitioner: Palm Beach Baptist Temple, Inc.

MOTION: Approve a time extension until March 25, 2000, for Resolutions R-90-57 and R-90-58.

- 18. **SR 74-175A.3** Status Report for Resolutions R-90-372 and R-90-373 (Petition 74-175A). Property owner: Burton L. Reynolds. Location: west side of Jupiter Farms Rd. (100th Avenue North), approximately 0.2 of a mile north of 159th Court North. Current zoning: CG-General Commercial with a Special Exception for a Planned Commercial Development to include 1) an auto service station (no repairs), 2) a car wash, and 3) recreation facilities, amusements, and attractions, and exhibits (petting zoo).

Pages 226-229

Size: 4.4 acres

BCC District:1

Original Petitioner: Burton Leon Reynolds

MOTION: Approve a time extension until April 6, 2001, for Resolutions R-90-372 and R-90-373.

- 19. **SR 75-149A.4** Status Report for Resolution R-91-366 (Petition 75-149A). Property owner: Bethel Temple of Lake Worth Inc. Location: west side of Congress Ave., approximately 0.3 of a mile south of Lake Worth Rd. Current zoning: RM-Multiple Family Residential (Medium Density) with a Special Exception to allow a church.

Pages 230-233

Size: 5.6 acres

BCC District:3



Original Petitioner: Bethel Temple Assembly of God

MOTION: Approve a time extension until March 26, 2001, for Resolution R-91-366.

20. **SR**

**84-163A.2** Status Report for Resolution R-94-358 (Petition 84-163A). Property owner: Arcadia Properties, Inc. Location: approximately two miles north of West Atlantic Ave. on the west side of Military Trail. Current zoning: CC-Community Commercial with a Conditional Overlay Zone.

Pages 234-236

Size: 4.04 acres BCC District:5

Original Petitioner: Arcadia Properties

MOTION: Approve a time extension until March 24, 2000, for Resolution R-94-358.

21. **SR**

**86-134.8** Status Report for Resolutions R-87-515 and R-87-516 (Petition 86-134). Property owner: Congress Business Center Corp. Location: west side of Congress Ave., approximately 0.1 of a mile north of Forest Hill Blvd.. Current zoning: CG-General Commercial with a Special Exception to allow an office warehouse combination.

Pages 237-240

Size: 6.5 acres BCC District:2

Original Petitioner: Transal Corporation

MOTION: Approve a time extension until March 31, 2001, for Resolutions R-87-515 and R-87-516.

22. **SR**

**87-124A.4** Status Report for Resolution R-91-371 (Petition 87-124A). Property owner: Envirotec Technologies and United States Postal Service. Location: approximately 170 feet south of the intersection of Summit Boulevard and Congress Avenue on the west side of Congress Avenue. Current zoning: CG-General Commercial with a Special Exception for a Planned Commercial Development to include a financial institution with three (3) drive up teller windows, and an auto service station with an accessory car wash facility.

Pages 241-243

Size: 8.7 acres BCC District:2

Original Petitioner: Systems Control, Inc.

MOTION: 1. Adopt a resolution to 1) approve a development order amendment to amend the Special Exception for a Planned Commercial Development which includes a financial institution with three (3) drive up teller windows, and an auto service station with an accessory car wash facility to delete the financial institution with three (3) drive up teller windows; and 2) amend conditions of approval (amend

conditions and site plan) in Resolutions R-91-371 and R-89-758; and

- 2. Approve a time extension until March 26, 2001, for Resolution R- 91-371.

23. **SR 89-19C.2**

Status Report for Resolution R-94-365 (Petition 89-19C). Property owner: William and Dorothy Mazzone, Tr. and Mazzone Farms Inc. Location: east side of Hagen Ranch Rd., approximately 0.4 of a mile north of Sims Rd. Current zoning: RS-Single Family Residential with a Special Exception for a Planned Residential Development.

Size: 235.2 BCC District:5

Original Petitioner: Polo Trace Country Club, Inc.

Pages 244-247

MOTION: Approve a time extension until March 24, 2001, for Resolutions R-94-365, R-89-1320, and R-89-1321.

24. **SR 94-13**

Status Report for Resolution R-95-435 (Petition 94-13). Property owner: Chimu, Inc. Location: north side of Hypoluxo Rd. approximately 0.25 mile west of Military Trail. Current zoning: Multiple Use Planned Development District including a Requested Use for a fast food restaurant.

Size: 8.55 BCC District:3

Original Petitioner: Chimu, Inc.

Pages 248-250

MOTION: Approve a time extension until March 30, 2000, for Resolution R-95-435.

25. **SR 94-92**

Status Report for Resolution R-95-431 (Petition 94-92). Property owner: Lutheran Church of the Holy Cross . Location: approximately 0.1 of a mile north of Forest Hill Blvd. on the west side of Kirk Rd. Current zoning: RM-Multiple Family Residential (Medium Density) with a Class A Conditional Use allowing a Congregate Living Facility Type 3 (83 beds) and Day Care Center, General.

Size: 6.12 BCC District:2

Original Petitioner: Lutheran Church of the Holy Cross

Pages 251-253

MOTION: Approve a time extension until March 30, 2001, for Resolution R-95-431.

26. **SR 95-57**

Status Report for Resolution R-96-393 (Petition 95-57). Property owner: Pembroke Entrance Joint Venture. Location: northwest corner of the intersection of Lake Worth Rd. and State Rd. 7 (US 441). Current zoning: MUPD with requested uses for a convenience store with gas sales and fast food restaurant.

Size: 23.9 BCC District:6

Pages 254-257

Original Petitioner: Strazzulla Brothers Company, Inc.

MOTION: Approve a time extension until March 28, 2001, for Resolution R-96-393.

- 27. **SR 95-102** Status Report for Resolution R-96-385 (Petition 95-102). Property owner: Peter J. Wynn. Location: south side of Belvedere Rd., approximately 0.2 mile west of Skees Rd. Current zoning: Light Industrial.

Pages 258-260

Size: 3.86 acres

BCC District:6

Original Petitioner: Thurston Lambertson

MOTION: Approve a time extension until March 28, 2001, for Resolution R-96-385.

**I. CORRECTIVE RESOLUTIONS**

- 28. **DOA 97-56(A)** Corrective Resolution: To correct Condition D.1 of Exhibit C of Resolution R-98-1106. (**PONTE VERDE PUD**)

Pages 261-262

MOTION: To adopt a resolution to correct Condition D.1 of Exhibit C of Resolution R-98-1106.

- 29. **DOA 93-021(A)** Corrective Resolution: To correct Condition E.6 of Resolution R-98-1813. (**VILLAGE CENTER (AKA FLORAL ACRES)**)

Pages 263-264

MOTION: To adopt a resolution to correct Condition E.6 of Resolution R-98-1813.

**J. CORRECTIVE RESOLUTION, ABANDONMENT RESOLUTION, PUBLIC FACILITIES AGREEMENT AND CIVIC SITE CASH OUT FOR NYE PUD**

- 30. **PDD 98-056** Corrective Resolution: To correct the title and the NOW, THEREFORE clause of Resolution R-99-330. (**NYE PUD**)

Pages 265-266

MOTION: To adopt a resolution to correct the title and the NOW, THEREFORE clause of Resolution R-99-330.

- 31. **ABN 98-056** Request: To revoke Resolutions R-99-331.1 and R-99-703 approving a Transfer of Development Rights to allow for the purchase of 44 Transfer of Development Rights (TDR) units from the Palm Beach County TDR Bank at \$9,600 each and designation of PDD98-56 as the receiving area for the 44 units and correcting the Findings of Fact. (**NYE PUD**)

Pages 267-268

BCC DISTRICT: 3

MOTION: To adopt a resolution revoking Resolutions R-99-331.1 and R-99-703.

- 32. Public Facilities Agreement

Pages 269-292

MOTION: To approve Plantation Lakes P.U.D. Public Facilities Agreement with Centex Homes.

33. **AI-99-03** Civic Site Cash-Out for NYE PUD

Pages 293-296

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

**- END OF CONSENT AGENDA -**

- START OF REGULAR AGENDA -

4. REGULAR AGENDA:

A. ITEMS PULLED FROM CONSENT

B. TIME CERTAIN ITEM

9:45 A.M. Continued from the May 11, 1999 meeting.

34. W98-007 (A)

Resolution approving a Waiver (W) petition of Omnipoint Communications, by Cliff Hertz, Agent. Request: Waiver (W) from the minimum setback requirement to a residential zoning district along the west property line (±51.44 feet). General Location: Approx. 1 mile north of Clint Moore Road on the west side of the Florida Turnpike (**OMNIPOINT CLINT MOORE TOWER**).

Pages 297-323

Size: 400 s.f. ± (Affected area)

BCC District: 5

MOTION: To adopt a resolution denying the request for a Waiver (W) from the minimum setback requirement to a residential zoning district along the west property line.

C. STATUS REPORT AND SETTLEMENT AGREEMENT

35. CR 81-10 Status Report for Resolution R-81-216 (Petition 81-10). Property owner: Francalby Corp. Location: north side of Hypoluxo Rd., approximately 400 feet west of I-95. Current zoning: CG-General Commercial with a Special Exception to allow a Gasoline Service Station.

Pages 324-326

Size: 1.62 acres

BCC District:3

Original Petitioner: Tarra-Mar Development Corporation

MOTION: Adopt a resolution to amend conditions of approval (buffer) in Resolution R-81-216.

36. SA 81-10 SETTLEMENT AGREEMENT

(under separate cover)

MOTION: To approve a Settlement Agreement between Palm Beach County and Francalby Corp.

**D. STATUS REPORTS**

- 37. **SR 92-41.3** Status Report for Resolution R-93-4 (Petition 92-41). Property owner: Palm Beach Plaza Ltd. Location: Jog Road extension, between Belvedere Road and Okeechobee Road. Current zoning: General Commercial.

Pages 327-332

Size: 2.6 acres

BCC District:2

Original Petitioner: Land Services Group, Inc.

MOTION: Revoke the concurrency for Resolution R-93-4, and exempt Resolution R-93-4 from further review pursuant to Section 5.8 of the Unified Land Development Code.

- 38. **CR 87-112G.5** Status Report for Resolution R-99-98. Property owner: James J. O'Brien, Trustee. Winston Trails Foundation Inc., and Winston Trails Golf Club Ltd. Location: Northeast corner of Jog Road and Hypoluxo Road. Current zoning: Residential Single Family with a Special Exception for a Planned Unit Development (Winston Trails PUD).

Pages 333-336

Size: 817 acres

BCC District:3

Original Petitioner: James J. O'Brien, Trustee

MOTION: \*Motion to be provided by the Engineering Department at the meeting.

**E. PREVIOUSLY POSTPONED ZONING PETITIONS**

- 39. **PDD98-079** Official Zoning Map Amendment to a Planned Development District (PDD) petition of Retlaw 100 LL, by Joe Lelonek, Agent. Request: Rezone from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD). General Location: NE Corner of Palmetto Park Rd. and SR 7/US 441 (**PALMETTO PARK ROAD MUPD**).

Pages 337-361

Size: 25.33 Acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as amended, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD).

40. **PDD**  
**98-078(A)** Official Zoning Map Amendment to a Planned Development District (PDD) petition of Herbert and Karl Kahlert, by Kilday & Associates, Agent. Request: Rezone from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD). General Location: NW corner of Woolbright Rd. and Jog Rd. (**SHOPPES OF MADISON**).

Pages 362-386

Size: 23.84 Acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as amended, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD).

#### F. ZONING PETITIONS

41. **DOA/Z**  
**81-105(A)** Development Order Amendment (DOA) and an Official Zoning Map Amendment (Z) petition of Teddy Bear Daycare, by Kevin McGinley, Agent. Request: Add building square footage, children and land area. Request: Rezone from Neighborhood Commercial (CN) and Residential Medium Density (RM) to Residential Single Family (RS). General Location: NW corner of Forrest Ln. and Military Trail, approx. 0.5 mile south of Lake Worth Rd. (**TEDDY BEAR DAYCARE**).

Pages 387-401

Size: 0.92 Acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as amended, (7-0).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to add building square footage, children and land area.

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Neighborhood Commercial (CN) and Residential Medium Density (RM) to Residential Single Family (RS).

- 42. **Z/CA99-017** Official Zoning Map Amendment (Z) and a Class A Conditional Use (CA) petition of Bethlehem Baptist Church, by Rev. Gilbert Stewart, Agent. Request: Rezone from Residential Medium Density (RM) to Residential Single Family (RS). Request: Church or place of worship. General Location: SW corner of Purdy Ln. and Haverhill Rd. (**BETHLEHEM BAPTIST CHURCH**).

Pages 402-413

Size: 0.49 Acres ±

BCC District: 2

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as advertised, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Residential Medium Density (RM) to Residential Single Family (RS).

MOTION: To adopt a resolution approving the request for a Class A Conditional Use (CA) to allow a church or place of worship.

**5. DIRECTOR COMMENTS.**

**A. ZONING DIRECTOR**

(Under separate cover)

- 43. **AI-99-04** Billboards

**B. PLANNING DIRECTOR**

**6. COMMISSION COMMENTS.**

**7. ADJOURNMENT.**