



**ZONING COMMISSION
AGENDA**

APRIL 5, 1999

**MONDAY
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 (Pages 2-3)**
- 3. CONSENT AGENDA (Pages 3-4)**
- 4. REGULAR AGENDA (Pages 4-6)**
- 5. DIRECTOR COMMENTS (Page 6)**
- 6. COMMISSIONER COMMENTS (Page 6)**
- 7. ADJOURNMENT (Page 6)**

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

MONDAY, APRIL 5, 1999

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, April 22, 1999**, to take final action on the applications listed below.

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

2. POSTPONEMENT

- 1. **Z/CB98-069** Official Zoning Map Amendment (Z) and Class B Conditional Use (CB) petition of Luz and Bernardo Alzate, by Mariano Garcia, Agent. Request: Rezone from Residential Single Family (RS) to Residential Transitional (RT). Request: Wholesale nursery. General Location: Approx. 75 feet east of Congress Ave. on the south side of Palmarito Rd. (**ALZATE NURSERY**).

Page 1

Size: 1.12 ±

BCC District: 2

MOTION: None required. (Petitioner requested postponement to May 6, 1999. By right postponement)

- 2. **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 2

Size: 121.85 acres ±

BCC District: 5

MOTION: None required. (Petitioner requested postponement to May 6, 1999. By right postponement)

MOTION: None required.

-END OF POSTPONEMENTS AND WITHDRAWALS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

3. DOA

80-103(I) Development Order Amendment (DOA) petition of Four Florida Shopping Centers Properties, by Thomas Yonge, Agent. Request: General repair and maintenance (requested use). General Location: Approx. 400 feet south of SR 7/US 441 and SW 14th St. (**SANDALFOOT PLAZA - GOODYEAR**).

Pages 3-26

Size: 0.67 acres ± (affected) (35 total)

BCC District: 5

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add general repair and maintenance.

4. DOA

80-120(D) Development Order Amendment (DOA) petition of Robert N. Lynch, Diocese of Palm Beach, by Kevin McGinley, Agent. Request: Add building square footage. General Location: Approx. 0.2 mile north of Woolbright Rd. on the west side of Military Trail (**ST. THOMAS MORE CHURCH**).

Pages 27-44

Size: 16.26 acres ±

BCC District: 5

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

5. CA98-066

Class A Conditional Use (CA) petition of Lake Worth 7th Day Adventist Church, by Ron Uphoff, Agent. Request: Church or place of worship. General Location: NW corner of Kirk Rd. and Melaleuca Ln. (**LAKE WORTH 7TH DAY ADVENTIST CHURCH**)

Pages 45-57

Size: 3.18 acres ±

BCC District: 3

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

MOTION: To recommend approval of all items on the Consent Agenda (as amended).

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORT

- 6. **CR 94-25** Status Report for Resolution Z-R-94-07 (Petition 94-25). Property owner: Anthony F. and Louann Agrusa. Location: Approximately 300 feet east of Military Trail on the north side of Northlake Boulevard. Current zoning: CG-General Commercial with a Class B Conditional Use allowing Building Supplies, Retail.

Pages 58-91

Size: 0.26 acre ±

BCC District: 1

Original Petitioner: Anthony F. Agrusa

STAFF RECOMMENDS A MOTION TO:

Adopt a resolution to amend conditions of approval (landscape, compliance) in Resolution Z-R-94-07.

C. PREVIOUSLY POSTPONED ZONING PETITIONS

- 7. **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 92-106

Size: 7.3 (1.19 affected) acres ±

BCC District: 1

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

- 8. **PDD98-089** Official Zoning Map Amendment to a Planned Development District (PDD) petition of CHS Properties/ Henry W. Stevens, Jr. Trustee/ William Hubbard, Trustee/ Ranch House Properties/ Cook, Hubbard & Stevens Properties, by Kilday & Assoc., Agent. Request: Rezone from Community Commercial (CC), Residential High Density (RH) and Residential Single Family (RS) to Multiple Use Planned Development (MUPD) with convenience store with gas sales and professional offices (requested uses). General Location: East side of Congress Ave. on the north and south sides of Ranch House Rd. (**CHS PROPERTIES MUPD**).

Pages 107-134

Size: 39.5 acres ±

BCC District: 2

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) to rezone from Community Commercial (CC), Residential High Density (RH) and Residential Single Family (RS) to Multiple Use Planned Development (MUPD) with a convenience store with gas sales and professional offices.

C. ZONING PETITIONS

- 9. **PDD99-005** Official Zoning Map Amendment to a Planned Development District (PDD) petition of Palm Beach County Health District, by Robert Basehart, Agent. Request: Rezone from Specialized Commercial (CS) to Multiple Use Planned Development (MUPD) with nursing or convalescent facility (requested use). General Location: Approx. 700 feet east of Congress Ave. on the north side of 10th Ave. North (**PBC NURSING HOME**).

Pages 135-151

Size: 13.64 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) to rezone from Specialized Commercial (CS) to Multiple Use Planned Development (MUPD) with a nursing or convalescent facility.

- 10. **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 152-174

Size: 23.84 acres ±

BCC District: 5

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

- 11. **Z/COZ 98-092** Official Zoning Map Amendment (Z) petition of ITWCD, by Kilday & Associates, Inc, Agent. Request: Rezone from Agricultural Residential (AR) to Public Ownership (PO) with a Conditional Overlay Zone (COZ). General Location: P5 - NE corner Sycamore Dr. and 180th Ave. North. P6 - NW corner Citrus Grove Blvd. and Avocado Blvd. (**ITWCD PARKS**).

Pages 175-194

Size: P5 - 4.64 and P6 - 5.12 acres ±

BCC District: 6

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) to rezone from Agricultural Residential (AR) to Public Ownership (PO) with a Conditional Overlay Zone (COZ).

- 12. **DOA 76-007(C)** Development Order Amendment (DOA) petition of Planet Fitness Inc., by Sara Lockhart, Agent. Request: Reconfigure master plan, add building square footage and modify Conditions in R-98-2043. General Location: SE corner Okeechobee Blvd. and Golden Lakes Blvd. (**OKEECHOBEE BOULEVARD MUPD**).

Pages 195-229

Size: 17.39 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to reconfigure the master plan, add building square footage and modify conditions in R-98-2038.

5. DIRECTOR COMMENTS
6. COMMISSION COMMENTS
7. ADJOURNMENT