



ZONING COMMISSION AGENDA

December 3, 1999

**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 (Pages 2 - 3)**
- 3. CONSENT AGENDA (Page 3)**
- 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**

FRIDAY DECEMBER 3, 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, January 6, 2000**, to take final action on the applications listed below.

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

2. POSTPONEMENTS

- 1. **PDD99-065** Official Zoning Map Amendment to a Planned Development District (PDD) petition of H.C. Summers (Estate), by Bradley Miller, Agent. Request: Rezoning from Agricultural Residential (AR) to Planned Unit Development (PUD) with congregate living facility, type III (requested use). General Location: Approx. 0.5 mile south of Boynton Beach Blvd. on the west side of Jog Rd. (**JOG PINES (PUD) CLF**).

Page 1

Size: 5.3 acres ±

BCC District: 5

MOTION: None required. (Petitioner requested postponement to January 7, 2000. By right postponement).

A. ADMINISTRATIVE POSTPONEMENT

2. DOA

82-002(B) Development Order Amendment (DOA) petition of WCI Communities Ltd., by Robert Higgins, Agent. Request: Reconfigure and expand excavation area, type IIIB Excavation. General Location: Approx. 5.8 miles west of US 441 and 0.25 mile south of Lox Rd. (**BISHOP PROPERTY**).

Page N/A

Size: 413.1 acres ±

BCC District: 5

MOTION: None required. (Staff postponement until January 7, 2000)

-END OF POSTPONEMENTS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

3. **CB99-073** Class B Conditional Use (CB) petition of Glades Media Co., by Richard Bogatin, Agent. Request: Communication Tower (500 foot). General Location: Approx. 600 feet on the south side of Old US 27 (SR80) and west of County Rd. 880 (**WAFC TOWER**).

Pages 2 - 16

Size: 21.81 acres ± (leased area)

BCC District: 6

MOTION: To adopt a resolution approving the request for a Class B Conditional Use (CB) to allow a 500 foot Communication Tower.

C. CORRECTIVE RESOLUTIONS

4. **CB99-050** Corrective Resolution: To correct Condition E.1.a.2 of Exhibit C of Resolution ZR-99-0018. (ENGLERT WHOLESALE NURSERY)

Page 17

BCC District: 3

MOTION: To adopt a resolution to correct Condition E.1.a.2 of Exhibit C of Resolution ZR-99-0018.

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. PREVIOUSLY POSTPONED ZONING PETITIONS

**5. PDD
99-004**

Official Zoning Map Amendment to a Planned Development District (PDD) petition of Admind Ansin, Trustee, by Kilday & Associates, Inc, Agent. Request: Rezoning from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with convenience store with gas sales, repair and maintenance, general, and restaurant, fast food (requested uses). General Location: SE corner of Lake Worth Rd. and SR 7/US 441. (**LAKE WORTH ROAD & SR 7 MUPD**).

Pages 18 - 34

Size: 11.35 acres ±

BCC District: 6

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) to with convenience store with gas sales, general repair and maintenance and a fast food restaurant.

C. ZONING PETITIONS

**6. Z/COZ
99-069**

Official Zoning Map Amendment (Z) petition of GAETA Ltd. Partnership #1, by Neil J. Gaeta and Louis A. Gaeta, Jr., Agent. Request: Rezoning from Residential Medium Density (RM) to General Commercial (CG) with a Conditional Overlay Zone (COZ). General Location: SW corner of I-95 and Northlake Blvd. (**NORTHLAKE DIVERS OUTLET**).

Pages 35 - 45

Size: 0.32 acres ±

BCC District: 1

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential Medium Density (RM) to General Commercial (CG) with a Conditional Overlay Zone (COZ).

**7. Z/CA
99-044**

Official Zoning Map Amendment (Z) and Class A Conditional Use (CA) petition of Forest Hill Congregation of Jehovah's Witness, Inc., by Michael Natale, Agent. Request: Rezoning from Residential Medium Density (RM) to Residential Single Family (RS). Request: Church or place of worship. General Location: Approx. 800 feet east of Haverhill Rd. on the south side of Purdy Ln. (**PURDY LANE KINGDOM HALL**).

Pages 46 - 61

Size: 5.14 acres ±

BCC District: 2

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 Class A Conditional Use (CA) to allow a church or place of worship.

8. **Z/CA**
99-022

Official Zoning Map Amendment (Z) and Class A Conditional Use (CA) petition of John Humphries, by Kevin McGinley, Agent. Request: Rezoning from Residential Medium Density (RM) to Commercial Low Office (CLO). Request: Medical/dental clinic. General Location: Approx. 600 feet north of Richard Rd. on the east side of Alternate A1A (**HUMPHRIES DENTAL**).

Pages 62 - 76

Size: 0.34 acres ±

BCC District: 1

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential Medium Density (RM) to Commercial Low Office (CLO).

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a medical/dental clinic.

9. **PDD**
99-059

Official Zoning Map Amendment to a Planned Development District (PDD) petition of Schmier and Feurring Properties Inc., by Marvin Sanders, Agent. Request: Rezoning from Agricultural Reserve (AGR) to Agricultural Reserve Planned Unit Development (AGR-PUD). General Location: NE corner Clint Moore Rd. and Lyons Rd. (**LE RIVAGE PUD**).

Pages 77 - 94

Size: 40.7 acres ±

BCC District: 5

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

10. **DOA**
77-129(A)

Development Order Amendment (DOA) petition of Albertson's, by Sara Lockhart, Agent. Request: Reconfigure site plan, add building square footage and delete Condition 4 of Resolution R-77-1188. General Location: NE corner of Lake Worth Rd. and Military Trail (**ALBERTSON'S LAKE WORTH/MILITARY**).

Pages 95 - 113

Size: 5.9 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order

Amendment (DOA) to reconfigure site plan, add building square footage and delete Condition 4 of Resolution R-77-1188.

5. **DIRECTOR COMMENTS**
6. **COMMISSIONER COMMENTS**
7. **ADJOURNMENT**