



**ZONING COMMISSION
AGENDA**

JULY 1, 1999

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

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, JULY 1, 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 July 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. POSTPONEMENTS

- 1. **DOA
80-212(H)** Development Order Amendment (DOA) petition of Pipers Glen Limited Partnership, by Joe Lelonek, Agent. Request: Delete Condition 9 (access) in Resolution R-88-1213 and permit a single tenant user in excess of 10,000 square feet (requested use). General Location: NE corner of Pipers Glen Blvd. and Jog Rd. (**PIPERS GLEN COMMERCIAL**).

Page N/A

Size: 5.14 acres ±

BCC District: 5

MOTION: To postpone to August 5, 1999. [Postponement requested by Staff]

- 2. **DOA
89-041(C)** Development Order Amendment (DOA) petition of St. Patrick Catholic Church, by Kevin McGinley, Agent. Request: Modify conditions in Resolution R-97-2075. General Location: Approx. 0.5 mile south of Donald Ross Rd. on west side of Prosperity Farms Rd. (**ST. PATRICK CHURCH**).

Page 2

Size: 10.96 acres ±

BCC District: 1

MOTION: To postpone to August 5, 1999. [Requested by petitioner within five days]

-END OF POSTPONEMENTS AND REMANDS-

3. **CONSENT AGENDA**

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

B. **ZONING PETITIONS - CONSENT**

3. **Z99-032** Official Zoning Map Amendment (Z) petition of John M. and Adela Ornelas, by Kilday & Associates, Agent. Request: Rezoning from Agricultural Residential (AR) to Public Ownership (PO). General Location: Approx. 255 feet east of Jog Rd. on the south side of Morikami Park Rd. **(MORIKAMI PARK EXPANSION).**

Pages 2-12

Size: 4.25 acres ±

BCC District: 5

MOTION: To recommend approval for an Official Zoning Map Amendment (Z) for rezoning from Agricultural Residential (AR) to Public Ownership (PO).

4. **CA99-031** Class A Conditional Use (CA) petition of Kenco Communities at the Ranch, Inc., by Kilday & Associates, Agent. Request: Agricultural excavation. General Location: Approx. 1 mile south of W. Atlantic Ave on the west side of Lyons Rd. (a.k.a. One Mile Rd.) **(MICCOSUKEE ESTATES).**

Pages 13-23

Size: 81.48 acres ±

BCC District: 5

MOTION: To recommend approval for a Class A Conditional Use (CA) for an agricultural excavation.

C. **STATUS REPORT - CONSENT**

5. **SR 96-20** Status Report for Resolution R-ZR96-02 (Petition 96-20). Property owner: Pamela Crawford. Location: South side of Western Way approximately 0.5 miles south of Hypoluxo Rd. and 1 mile east of Jog Road. Current Zoning: RE with a Special Exception to allow Class B Conditional Use (CB) to allow a wholesale nursery in the Residential Estate (RE) Zoning District.

Pages 24-26

Size: 5.02 acres ±

BCC District: 3

Original Petitioner: Pamela Crawford

STAFF RECOMMENDATIONS: Approve a time extension until May 2, 2001, for Resolution ZR-96-02.

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. ZONING PETITIONS

- 6. **Z81-024(A)** Official Zoning Map Amendment (Z) petition of Florida Gardens Land Development Co., by David Carpenter, Agent. Request: Rezoning from Specialized Commercial (CS) to Community Commercial (CC). General Location: SW corner of Lake Worth Rd. and Ohio Rd. (**KEY CENTERS COMMERCIAL**).

Pages 27-43

Size: 2.02 acres ±

BCC District: 2

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

- 7. **Z77-077A** Official Zoning Map Amendment (Z) petition by Palm Beach County Board of County Commissioners. Request: Rezoning from General Commercial (CG) to Community Commercial (CC). General Location: NW corner of Military Trail and Collier Rd. (**NEEDLE PROPERTY**)

Pages 44-52

Size: 0.85 acre ±

BCC District: 3

MOTION: To recommend approval for an Official Zoning Map Amendment (Z) from General Commercial (CG) to Community Commercial (CC).

- 8. **PDD/DOA 98-055(A)** Official Zoning Map Amendment to a Planned Development District (PDD) and a Development Order Amendment (DOA) petition of Cascades Lakes Ltd, by Joe Lelonek, Agent. Request: Rezoning from Agricultural Residential (AR) and Neighborhood Commercial (CN) to Planned Unit Development (PUD). Request: Add land area and units. General Location: NW corner Military Trail and Pipers Glen Blvd. (**LESTER PUD**).

Pages 53-78

Size: 150.79 (+ 9.12) acres ±

BCC District: 5

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) and Neighborhood Commercial (CN) to Planned Unit Development (PUD).

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

- 9. **W/DOA 93-035(B)** Waiver (W) and a Development Order Amendment (DOA) petition of Delray Palm View Inc., by Kilday & Associates, Agent. Request: Waivers for setback from west property line; setback from south property line; separation from residential structure; and separation from other towers. Request: Convert 400 foot self-support tower to 300 foot guyed tower. General Location: Approx. 2,000 feet south of Boynton Beach Blvd. on the west side of Hagen Ranch Rd. (**BETHESDA HEALTH TOWER**).

Pages 79-103

Size: 0.51 (affected) acres ±
39.51 (overall) acres ±

BCC District: 5

MOTION: To recommend denial of the request for a Waiver (W) from setbacks from west and south property lines; separation from a residential structures; and separation from other towers.

MOTION: To recommend denial of a request for a Development Order Amendment (DOA) to convert a 400 foot monopole tower to a 300 foot guyed tower.

- 10. **Z/CA98-090** Official Zoning Map Amendment (Z) and Class A Conditional Use (CA) petition of Iron City Sash & Door Co., by Robert Bentz, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Transition Urban (RTU). Request: Church or place of worship. General Location: Approx. 800 feet south of Coconut Ln. on the east side of Military Trail. (**7TH DAY ADVENTIST CHURCH**).

Pages 104-121

Size: 2.58 acres ±

BCC District: 4

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) for rezoning from Agricultural Residential (AR) to Residential Transition Urban (RTU).

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

- 11. **DOA 97-008(A)** Development Order Amendment (DOA) petition of Rorabeck's Plants & Produce Inc., by Carlos M. Gonzalez, Agent. Request: Modify/delete conditions in Resolution ZR-98-01. General Location: Approx. 0.5 mile north of Lantana Rd. on the west side of Military Trail. (**RORABECKS WHOLESALE NURSERY**).

Pages 122-141

Size: 16.65 acres ±

BCC District: 3

MOTION: To adopt a resolution approving the request for a Development Order Amendment to modify/delete conditions in Resolution ZR-98-01.

- 12. **Z/CA 99-033** Official Zoning Map Amendment (Z) and Class A Conditional Use (CA) petition of Poupore Limited Family Partnership, by Joe Lelonek, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Transitional Suburban (RTS). Request: Daycare, general. General Location: SW corner Lantana Rd. and Hagen Ranch Rd. (**KIDSTOWN LEARNING CENTER**).

Pages 142-157

Size: 2.09 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) rezoning from Agricultural Residential (AR) to Residential Transitional Suburban (RTS).

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) for a daycare, general.

5. DIRECTOR COMMENTS
6. COMMISSIONER COMMENTS
7. ADJOURNMENT