



**ZONING COMMISSION
AGENDA**

MAY 6, 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. REMANDS/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, MAY 6, 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, May 27, 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/REMANDS

- 1. **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 1

Size: 72.28 acres ±

BCC District: 3

MOTION: To remand back to May 26, 1999 DRC meeting. [Requested by petitioner]

- 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**).

Pages 2-26

Size: 121.85 acres ±

BCC District: 5

MOTION: To postpone to June 3, 1999. [Not a by right but requested by petitioner within five days.]

-END OF POSTPONEMENTS AND REMANDS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ADOPTION OF RESOLUTION for status report approved on April 5, 1999, with amended conditions.

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

3. **CR 94-025** Status Report for Anthony Agrusa, Petition 94-025, for a Class B Conditional Use allowing building supplies. (**NORTH COUNTY PLUMBING**) BCC District: 1

Pages 27-30

MOTION: To adopt one resolution affirming zoning action on April 5, 1999 (Item 3).

C. ZONING PETITIONS - CONSENT

4. **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 31-42

Size: 0.49 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.

5. **DOA/Z 81-105(A)** Resolution approving 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 and Residential Medium Density (CN & 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 43-57

Size: 0.92 acres ±

BCC District: 3

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

MOTION: To recommend approval of the request for an Official Zoning Map

Amendment (Z) from Neighborhood Commercial (CN) and Residential Medium Density (RM) to Residential Single Family (RS).

6. **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 58-71

Size: 5.98 acres ±

BCC District: 2

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

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 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. 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 72-87

Size: 1.19 (affected) acres ±
7.3 (total) acres ±

BCC District: 1

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

8. **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: Nursery, wholesale. General Location: Approx. 75 feet east of Congress Ave. on the south side of Palmarito Rd. (**ALZATE NURSERY**).

Pages 88-100

Size: 1.12 acres ±

BCC District: 2

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Residential Transitional (RT).

MOTION: To adopt a resolution approving the request for a Class B Conditional Use (CB) to allow a nursery, wholesale.

C. ZONING PETITIONS

9. **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 101-124

Size: 25.33 acres ±

BCC District: 5

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

10. CB

90-003(B) Class B Conditional Use (CB) petition of Grand Bank of Florida, by Sara Lockhart, Agent. Request: Financial institution. General Location: SW corner of Lantana Rd. and High Ridge Rd. (**GRAND BANK OF FLORIDA**).

Pages 125-140

Size: 1.19 acres ±

BCC District: 3

Staff Recommendation: Approval, subject to conditions of approval.

MOTION: To adopt a resolution approving a Class B Conditional Use (CB) to allow a financial institution.

11. **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 141-155

Size: 9.02 acres ±

BCC District: 3

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

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a nursery, retail.

12. **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 156-176

Size: 0.52 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Neighborhood Commercial (CN) to General Commercial (CG).

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a convenience store with gas sales.

13. **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 177-210

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

BCC District: 3

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

14. **DOA 95-057(A)** Resolution approving 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 211-234

Size: 24.16 acres ±

BCC District: 6

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

15. **DOA/PDD
80-174(B)**

Resolution approving a 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 235-251

Size: 36.17 acres ±

BCC District: 5

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

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

5. **DIRECTOR COMMENTS**

6. **COMMISSION COMMENTS**

7. **ADJOURNMENT**