



ZONING COMMISSION AGENDA

August 3, 2000

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 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 August 3, 2000

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, August 24, 2000**, to take final action on the applications listed below.

- D. Proof of Publication - Motion to receive and file.
- E. Swearing In - County Attorney.
- F. Motion to adopt Agenda.
- G. Disclosures.

2. POSTPONEMENTS AND WITHDRAWALS

- 1. **CA**
99-030(A) Class A Conditional Use (CA) to allow a daycare, general petition of Palm Beach Country Estates Homes, Inc., by Steven Mickley, Agent. General Location: NE corner 64th Drive North and Donald Ross Rd. (**P.B. COUNTRY ESTATES PRE-SCHOOL**).

Page 1

Size: 2.25 acres ±

BCC District: 1

MOTION: To postpone until September 7, 2000. (Requested by petitioner. Staff has no objection.)

2. **Z/DOA
96-062(B)** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Single Family (RS) and a Development Order Amendment (DOA) to add land area; add students; reconfigure site plan and modify/delete conditions of approval in Resolution R-97-1569 petition of American Heritage School of Boca Delray, Inc. and William R. Laurie, by Kieran J. Kilday, Agent. General Location: Approx. 1,300 feet east of Jog Rd. on the south side of Linton Blvd. **(AMERICAN HERITAGE SCHOOL)**.

Page 2

Size: 6.59 acres ± (affected)
40.31 ± (overall)

BCC District: 5

MOTION: To postpone until October 5, 2000. (Requested by petitioner. Staff has no objection.)

-END OF POSTPONEMENTS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

- 3. **Z94-080(A)** Official Zoning Map Amendment (Z) from Residential Transitional Urban (RTU) to Residential Transitional (RT) petition of PBC Board of County Commissioners, Maude Ford Lee, Chair. General Location: Approx. 500 feet east of Jog Rd. on the south side of Hypoluxo Rd. (**ROYAL PALM PRESBYTERIAN**).

Pages 3-11

Size: 4.65 acres ± BCC District: 3

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

- 4. **CB00-027** Class B Conditional Use (CB) to allow a wholesale nursery petition of Nical of Palm Beach, by Burt Smith, Agent. General Location: Approx. 250 feet east of Jog Rd. on the south side of Belvedere Rd. (**NICAL OF PALM BEACH**).

Pages 12-24

Size: 9.01 acres ± BCC District: 6

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

- 5. **CA00-038** Class A Conditional Use (CA) to allow a dog daycare facility petition of Sarah Zolten, by Burt Smith, Agent. General Location: SW corner of Lake Worth Rd. and Military Trail (**CANINE TO FIVE**).

Pages 25-35

Size: 5.85 acres ± BCC District: 2

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a dog daycare facility.

C. STATUS REPORTS

- 6. **SR90-34A** Status Report for Resolution ZR-97-02 (Petition 90-34(A)), the petition of Atria Communities, Inc. Property owner: Atria Communities, Inc. General Location: SE corner of Donnelly Dr. and Congress Ave. Current zoning: General Commercial (CG) with a Class B Conditional Use (CB) to allow a Congregate Living Facility - Type 3 (48 beds). (**ATRIA CLF**)

Pages 36-38

Size: 4.08 acres ± BCC District: 3

Original Petitioner: Atria Communities, Inc.

MOTION: To approve a time extension until June 5, 2002, for Resolution ZR-97-02.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

- A. MANAGED GROWTH TIER SYSTEM (MGTS) PRESENTATION
- B. ITEMS PULLED FROM CONSENT
- C. ZONING PETITIONS - PREVIOUSLY POSTPONED

7. **Z/CA**
00-018

Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Transitional (RT) and a Class A Conditional Use (CA) to allow a church or place of worship petition of First Romanian Baptist Church of West Palm Beach, Inc., by Beril Kruger, Agent. General Location: Approx. 1,700 feet west of Haverhill Rd. on the south side of Melaleuca Lane (**FIRST ROMANIAN BAPTIST CHURCH**).

Pages 39-51

Size: 4.92 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 (RT).

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

8. **PDD**
00-032

Official Zoning Map Amendment (PDD) from Agricultural Reserve (AGR) to Agricultural Reserve Planned Unit Development (AGR/D) petition of GL Homes of Florida Corp. II, and GL Homes of Palm Beach Assoc. Ltd., by Land Design South, Agent. General Location (parcel 1): Approx. 1.5 miles south of Atlantic Ave. on east side of SR 7/US 441. General Location(parcel 2): Approx. 2.5 miles south of Boynton Beach Blvd. on the west side of SR7/US 441. General Location (parcel 3): Approx. 0.5 mile north of Boynton Beach Blvd. on the west side of SR 7/US 441 (**SUSSMAN AGR-PUD**).

Pages 52-95

Parcel 1 - Size: 172.82 acres ± BCC District: 5
Parcel 2 - Size: 93.47 acres ± BCC District: 3
Parcel 3 - Size: 176.15 acres ± BCC District: 3

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/D) and two (2) Official Zoning Map Amendments (PDD) from Agricultural Reserve (AGR) to Agricultural Reserve Planned Unit Development (AGR/D).

C. ZONING PETITIONS

- 9. **Z00-040** Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Residential Transitional (RT) petition of Adare, Inc., by George Gentile, Agent. General Location: Approx. 800 feet east of Loxahatchee River Rd. on the north side of Pennock Point Rd. (**LITTLE SPRING**).

Pages 96-107

Size: 3.59 acres ± BCC District: 1

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

- 10. **Z/CA 75-104(A)** Official Zoning Map Amendment (Z) from Neighborhood Commercial (CN) to General Commercial (CG) and a Class A Conditional Use (CA) to allow a convenience store with gas sales petition of Marathon Ashland Petroleum, LLC, by Robert Basehart, Agent. General Location: NE corner of Lake Worth Rd. and Kirk Rd. (**SPEEDWAY # 8361**).

Pages 108-128

Size: 0.97 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.

- 11. **PDD 99-076(A)** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of Clinton Communities, by Chuck Millar, Agent. General Location: Approx. 400 feet east of Benoist Farms Rd. on the north side of Belvedere Rd. (**COLONY PARK PUD**).

Pages 129-151

Size: 16.3 acres ± BCC District: 2

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

12. **Z/COZ
00-012**

Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Commercial High Office (CHO) with a Conditional Overlay Zone (COZ) petition of KT Family Ltd. Partnership, by Robert Basehart, Agent. General Location: Approx. 2,000 feet north of Forest Hill Blvd. on the west side of SR 7/US 441 (**WELLINGTON SURGICENTER**).

Pages 152-167

Size: 2.5 acres ±

BCC District: 6

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Commercial High Office (CHO) with a Conditional Overlay Zone (COZ).

13. **DOA
98-077(A)**

Development Order Amendment (DOA) to modify/delete conditions of approval and reconfigure master plan petition of Herbert F. Kahlert and Karl A. Kahlert, by Kieran Kilday, Agent. General Location: NE corner of Lake Worth Rd. and Lyons Rd. (**VILLAGE CORNER MUPD**).

Pages 168-191

Size: 17.94 acres ±

BCC District: 6

MOTION: To recommend **denial** of the request for a Development Order Amendment (DOA) to modify/delete conditions of approval and reconfigure master plan.

5. **DIRECTOR COMMENTS**

6. **COMMISSIONER COMMENTS**

7. **ADJOURNMENT**