

Board of County Commissioners

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Tony Masilotti
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County Administrator

Robert Weisman

Department of Planning, Zoning & Building
100 Australian Avenue
West Palm Beach, FL 33406
Phone: 561-233-5200
Fax: 561-233-5165



**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

December 7, 2000

**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/WITHDRAWALS (Pages 2-3)

3. CONSENT AGENDA (Pages 3-4)

4. REGULAR AGENDA (Pages 5-6)

5. DIRECTOR COMMENTS (Page 6)

6. COMMISSIONER COMMENTS (Page 6)

7. ADJOURNMENT (Page 6)

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AGENDA
PALM BEACH COUNTY ZONING COMMISSION

THURSDAY December 7, 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, January 4, 2001**, 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

A. POSTPONEMENTS

- 1. **PDD99-036** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) petition of Joe Fearnley, Trustee, by Richard Carlson, Agent. General Location: SE corner of Military Trail and Coconut Lane (**COCONUT PLAZA MUPD**).

Page 1

Size: 3.83 acres ±

BCC District: 4

MOTION: To postpone 60 days until February 1, 2001. (Requested by petitioner. Staff supported.)

B. WITHDRAWALS

- 2. **PDD00-011** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a self-service storage facility (requested use) petition of Paul & Marjorie Meloche, by Land Design South, Agent. General Location: Approx. 3,500 feet west of Military Trail on the north side of Lantana Rd. (**ABLE'S SELF-SERVICE STORAGE FACILITY**).

Pages NA

Size: 8.05 acres ±

BCC District: 3

MOTION: None. (Administratively withdrawn.)

-END OF POSTPONEMENTS AND WITHDRAWALS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

- 3. **CA 79-208(A)** Class A Conditional Use (CA) to allow auto paint and body petition of Exquisite Auto Body, by Dennis Koehler, Agent. General Location: Approx. 650 feet north of Lake Worth Road on the west side of Military Trail (**EXQUISITE AUTO BODY**).

Pages 2-16

Size: 0.6 acres ± (affected)
1.1 acres ± (overall)

BCC District: 2

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow auto paint and body.

- 4. **CA00-068** Class A Conditional Use (CA) to allow a church or place of worship petition of Unity Church of the Palms, by Mark Bradford, Agent. General Location: Approx. 1,000 feet west of I-95 on the north side of Donald Ross Road (**UNITY CHURCH**).

Pages 17-30

Size: 1.29 acres ±

BCC District: 1

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

CONSENT AGENDA

5. **Z00-069** Official Zoning Map Amendment (Z) from Residential High Density (RH) to Community Commercial (CC) petition of Linh T. Mai, by Kevin McGinley, Agent. General Location: Approx. 300 feet west of Military Trail on the south side of Elmhurst Road (**ORIENTAL MARKET**).

Pages 31-45

Size: 0.21 acres ±

BCC District: 6

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Residential High Density (RH) to Community Commercial (CC).

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. ZONING PETITIONS - PREVIOUSLY POSTPONED

6. PDD

99-028(A)

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a convenience store with gas sales petition of Belvedere Commerce Center, LLC by Robert E. Basehart, Agent. General Location: SE corner of Belvedere Rd. and Sansbury's Way (**BELVEDERE COMMERCE CENTER**).

Pages 46-65

Size: 8.77 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) with a convenience store with gas sales.

7. 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**).

Pages 66-89

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

BCC District: 5

MOTION:

To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Single Family (RS).

MOTION:

To recommend approval of the request for 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.

8. **CA**
89-095(A) Class A Conditional Use (CA) to allow a daycare, general petition of L&G Enterprises, Inc. and Gabor J. Mertl, by Gabor J. Mertl, Agent. General Location: SW corner of Haverhill Rd. and Horseshoe Circle North (**HAVERHILL DAYCARE**).

Pages 90-104

Size: 1.99 acres ±

BCC District: 2

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

C. ZONING PETITIONS

9. **Z00-062** Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Residential Medium Density (RM) petition of Fairway Isles Ltd., by Kathi Powell, Agent. General Location: Approx. 2,500 feet east of Congress Avenue on the north side of Donnelly Drive (**LANAIR PARK TOWNHOMES**).

Pages 105-120

Size: 3.61 acres ±

BCC District: 3

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

5. DIRECTOR COMMENTS

6. COMMISSIONER COMMENTS

7. ADJOURNMENT