



ZONING COMMISSION AGENDA

January 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 27, 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

3. CONSENT AGENDA

- A. REQUESTS TO PULL ITEMS FROM CONSENT
- B. ZONING PETITIONS - CONSENT
- C. ABANDONMENT RESOLUTION

- 1. **ABN93-022** Request: To abandon the Class B Conditional Use granted by Resolutions ZR-93-0003 and ZR-94-0002 to allow Chipping and Mulching in the Agricultural Reserve. (**AMERIGROW**)

BCC District: 5

D. STATUS REPORTS

2. **SR94-40** Status Report for Resolution ZR-94-6 (Petition 94-40). Property owner: Byron V. Reid. Location: east side of F Road, approximately 1.75 miles north of Southern Blvd. Current zoning: AR-Agricultural Residential with a Special Exception to allow Class B Conditional Use (CB) to allow a veterinary clinic. **(REID VETERINARY CLINIC)**

Pages 3-5

Size: 5.00 acres ±

BCC District: 6

Original Petitioner: Byron V. Reid, VMD

STAFF RECOMMENDS A MOTION TO:

Approve a time extension until October 20, 2001, for Resolution ZR-94-6.

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

3. **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 CLF**).

Pages 6-22

Size: 5.3 acres ±

BCC District: 5

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

4. **Z/CA**

82-002(B)

Official Zoning Map Amendment (Z) and Class A Conditional Use (CA) petition of WCI Communities Ltd., by Robert Higgins, Agent. Request: Rezoning Agricultural Residential (AR) to Special Agricultural (SA). Request: Type III B excavation. General Location: Approx. 5.8 miles west of US 441 and 0.25 mile south of Lox Rd. (**BISHOP PROPERTY**).

Pages 23-39

Size: 413.1 acres ±

BCC District: 5

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

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a Type IIIB excavation.

C. ZONING PETITIONS

5. **PDD99-058** Official Zoning Map Amendment to a Planned Development District (PDD) petition of Tivoli Reserve at Boynton Beach, Ltd., by Bradley Miller, Agent. Request: Rezoning from Agricultural Residential (AR) to Planned Unit Development (PUD). General Location: Approx. 1 mile south of Boynton Beach Blvd. on the west wide of Hagen Ranch Rd. (**TIVOLI RESERVE PUD**).

Pages 40-62

Size: 79.13 acres ±

BCC District: 5

REGULAR AGENDA

Agricultural Residential (AR) to Community Commercial (CC).
General Location: SW corner W. Atlantic Ave and Markland Ln.
(THE ENCLAVE SHOPPES).

Pages 63-78

Size: 2.0 acres ±

BCC District: 5

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

7. **DOA
83-153(C)**

Development Order Amendment (DOA) petition of Corona Land Development Inc., by Julian Bryan, Agent. Request: Reconfigure master plan and re-designate housing type. General Location: Approx. 0.5 mile east of Jog Rd. on the south side of Summit Blvd. **(VICTORIA WOODS PUD)**.

Pages 79-110

Size: 63.38 acres ± (affected)
164.62 acres ± (total)

BCC District: 6

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to reconfigure master plan and re-designate housing types.

8. **CA99-029**

Class A Conditional Use (CA) petition of Monadylina Properties Inc., by Robert Basehart, Agent. Request: Convenience store with gas sales. General Location: SW corner SR7 and West Atlantic Ave. **(STOP & SHOP)**.

Pages 111-128

Size: 5.11 acres ±

BCC District: 5

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

5. **DIRECTOR COMMENTS**

A. Chair and Vice-Chair Election in February.

6. **COMMISSIONER COMMENTS**

7. **ADJOURNMENT**