

**Board of County Commissioners**

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

**November 2, 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/REMANDS (Pages 2-4)**

**3. CONSENT AGENDA (Pages 4-5)**

**4. REGULAR AGENDA (Pages 6-7)**

**5. DIRECTOR COMMENTS (Page 7)**

**6. COMMISSIONER COMMENTS (Page 7)**

**7. ADJOURNMENT (Page 7)**

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**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**

**THURSDAY November 2, 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, November 30, 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, WITHDRAWALS AND REMANDS**

**A. POSTPONEMENTS**

- 1. **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**).

Page N/A

Size: 8.05 acres ±

BCC District: 3

MOTION: To administratively postpone 30 days until December 7, 2000. (Requested by staff.)

2. **PDD00-039** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Multiple Use Planned Unit Development (MUPD) with financial institution and fast food restaurant (requested uses) petition of Halverson Development by Kieran Kilday, Agent. General Location: NE corner of Lyons Rd. and Hypoluxo Rd. (**TOWN COMMONS MUPD 1**).

Page 1

Size: 19.5 acres ±

BCC District: 3

MOTION: To postpone 60 days until January 5, 2001. (Requested by petitioner. Staff supported.)

3. **Z/CA 98-073(2)** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Light Industrial (IL) and Class A Conditional Use (CA) to allow truck rental petition of Herbert & Karl Kahlert, by Kilday & Assoc., Agent. General Location: SW corner of Hagen Ranch Rd. and Boynton Beach Blvd. (**KAHLERT SSSF**).

Page 2

Size: 4.85 acres ±

BCC District: 5

MOTION: None. (Postponement by right to January 5, 2001. Petitioner requested 60 days.)

#### B. WITHDRAWALS

4. **DOA 86-017(A)** Development Order Amendment (DOA) to reconfigure site plan and add pumps petition of Southland Corp. by Claudia Gill, Agent. General Location: SE corner of Summit Blvd. and Congress Ave. (**7ELEVEN #26779**).

Page 3

Size: 0.88 acres ±

BCC District: 2

MOTION: None. (Withdrawn by petitioner.)

#### C. REMANDS

5. **PDD/TDR 00-052** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) and a Transfer of Development Rights (TDR) for 327 units and designate PDD00-052 as the receiving area petition of GL Homes of Florida II Corp. by Kilday & Associates, Agent. General Location: Approx. 2 miles south of Lantana Rd. on the east side of SR 7/US 441 and west side of the Florida Turnpike (**VALENCIA IV PUD**).

Page 4

Size: 454.08 acres ±

BCC District: 3

MOTION: To remand back to November 20, 2000 DRC.

- 6. **DOA 81-186(G)** Development Order Amendment (DOA) to allow a self-service storage facility, landscape maintenance, building supplies and truck rental (requested uses) petition of Mini Storage Developers by Mark Bradford, Agent. General Location: NE corner of Jog Rd. and Lantana Rd. (**LEE SQUARE**).

Page 5

Size: 12.09 acres ±

BCC District: 3

MOTION: To remand back to November 20, 2000 DRC.

**-END OF POSTPONEMENTS AND WITHDRAWALS-**

**3. CONSENT AGENDA**

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

**B. ZONING PETITIONS - CONSENT**

- 7. **Z00-067** Official Zoning Map Amendment (Z) from Residential Single Family (RS) to Residential Transitional Suburban (RTS) petition of Robert Gomez, by Don Hearing, Agent. General Location: NE corner of Donald Ross Rd. and Paradise Point Rd. (**PARADISE POINT ESTATES**).

Pages 6-15

Size: 4.23 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 Suburban (RTS).

- 8. **DOA 98-089(A)** Development Order Amendment (DOA) to delete land area and modify/delete conditions petition of CHS Properties by Land Design South, Agent. General Location: SE corner of Southern Blvd. and Congress Ave. (**CHS PROPERTIES MUPD**).

Pages 16-40

Size: 11.96 acres ± (deleted)  
39.51 acres ± (remaining)

BCC District: 2

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to delete land area and modify/delete conditions.

**CONSENT AGENDA**

9. **Z00-056** Official Zoning Map Amendment (Z) from Multiple Use Planned Development (MUPD) to Public Ownership (PO) petition of PBC Department of Airports by Land Design South, Agent. General Location: SE corner of Southern Blvd. and Congress Ave. (**URS GREINER/PBC REZONING**).
- Pages 41-51
- Size: 12.31 acres ± BCC District: 2
- MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Multiple Use Planned Development (MUPD) to Public Ownership (PO).
10. **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 52-65
- 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.
11. **DOA 84-152(H)** Development Order Amendment (DOA) to add square footage and modify/delete conditions petition of Boca Synagogue Inc, by Land Design South, Agent. General Location: Approx. 1200 feet south of Palmetto Park Rd. on the interior west side of Montoya Circle (**BOCA SYNAGOGUE**).
- Pages 66-80
- Size: 4.65 acres ± BCC District: 5
- MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add square footage and modify/delete conditions.
12. **CA00-050** Class A Conditional Use (CA) to allow a private school petition of Michael Christian by Robert Basehart, Agent. General Location: Approx. 500 feet west of Grapeview Blvd. on the north side of Northlake Blvd. (**HANDS ON LEARNING CENTER**).
- Pages 81-100
- Size: 2.77 acres ± BCC District: 6
- MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a private school.

**- END OF CONSENT AGENDA -**

**- START OF REGULAR AGENDA -**

**4. REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. PREVIOUSLY POSTPONED ZONING PETITIONS**

13. **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 101-122

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

**C. ZONING PETITIONS**

14. **DOA  
74-126(D)** Development Order Amendment (DOA) to add access point, add building square footage, reconfigure master plan and modify conditions of approval petition of AMPROP Development Corp., by Kilday & Associates, Inc., Agent. General Location: NW corner of Gun Club Rd. and Military Trail (**GUN CLUB CENTER**).

Pages 123-148

Size: 5.91 acres ± (affected)  
18.50 acres ± (overall)

BCC District: 2

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

15. **DOA  
75-151(C)** Development Order Amendment (DOA) to allow a congregate living facility, type III and an adult daycare, general petition of LandCo Inc., by Land Design South, Agent. General Location: SE corner of Via Flora and Lake Ida Rd. (**DELRAY VILLAS CIVIC SITE**).

Pages 149-169

Size: 5.63 acres ±

BCC District: 5

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to allow a congregate living facility, type III and an adult daycare, general.

16. **DOA  
85-089(A)** Development Order Amendment (DOA) to re-designate land use from residential to civic, to allow a school, secondary or elementary (requested use) and add an access point petition of Lakeview Investment Partnership, by Joseph Verdone, Agent. General Location: Approx. 1,200 feet south of Okeechobee Blvd. on the west side of Benoist Farms Rd. (**LAKE CRYSTAL SCHOOL**).

Pages 170-183

Size: 19.33 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to re-designate land use from residential to civic, to allow a school, secondary or elementary (requested use) and add an access point.

5. **DIRECTOR COMMENTS**

6. **COMMISSIONER COMMENTS**

7. **ADJOURNMENT**