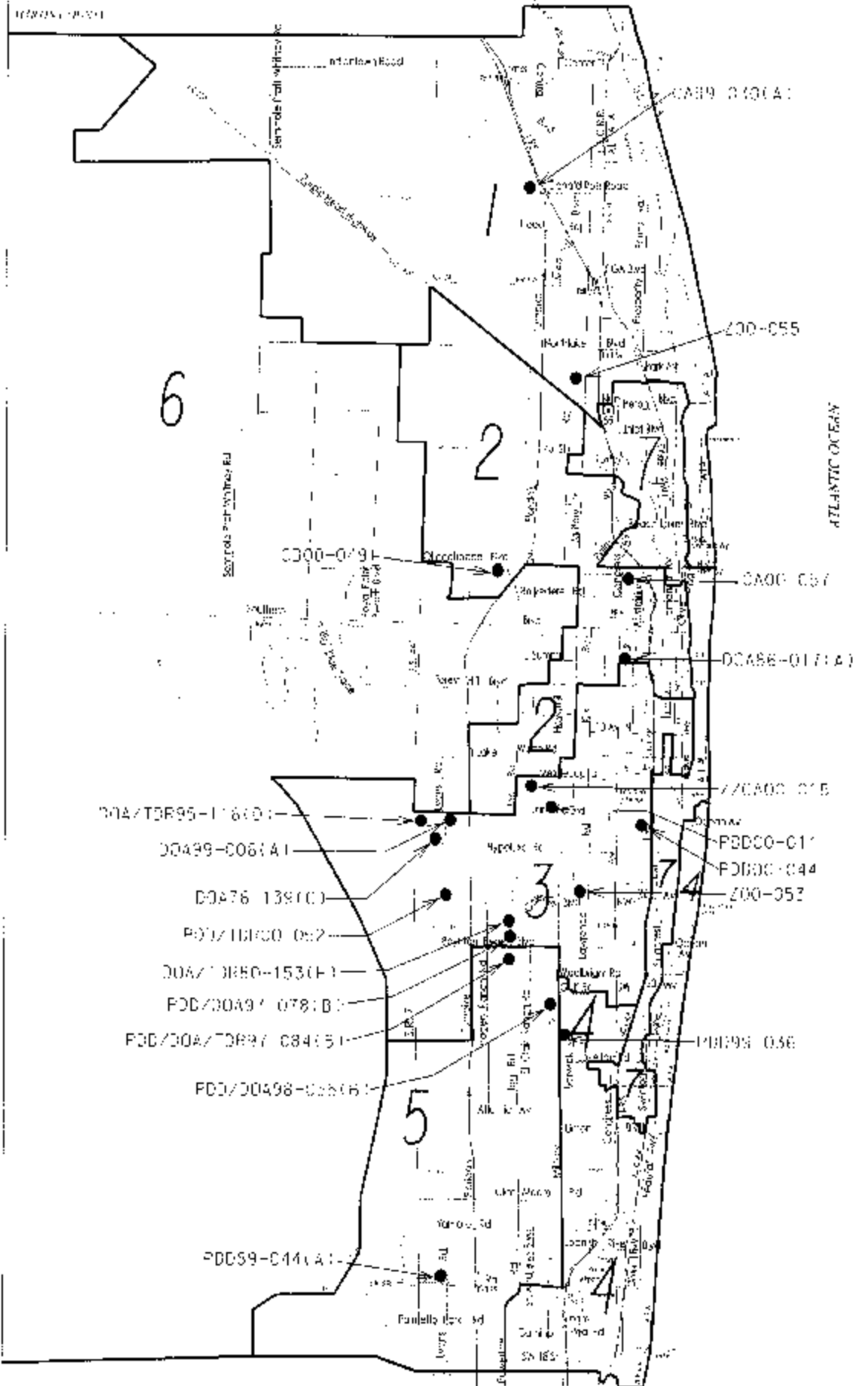


PALM BEACH COUNTY ZONING COMMISSION PUBLIC HEARING



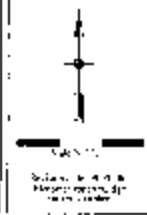
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THURSDAY, SEPTEMBER 07, 2000

ROOM 404 IN THE JUDICIAL TOWER
1000 PALM BEACH BLVD.
PALM BEACH, FLORIDA 33480
407.834.8000



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Board of County Commissioners

Maude Ford Lee, Chair
Warren H. Newell, Vice Chair
Karen T. Marcus
Carol A. Roberts
Mary McCarty
Burt Aaronson
Tony Masilotti

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**

September 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 (Page 4-6)

4. REGULAR AGENDA (Pages 7-9)

5. DIRECTOR COMMENTS (Page 9)

6. COMMISSIONER COMMENTS (Page 9)

7. ADJOURNMENT (Page 9)

AGENDA
PALM BEACH COUNTY ZONING COMMISSION

THURSDAY September 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, September 28, 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

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: None. (Postponement by right. Petitioner requested 30 days.)

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**).

Page 2

Size: 8.05 acres ±

BCC District: 3

MOTION: None. (Postponement by right. Petitioner requested 30 days.)

B. WITHDRAWALS

3. **DOA 99-006(A)** Development Order Amendment (DOA) to add an access point and reconfigure site plan petition of Lantana Realty Holdings Corp. by Robert Basehart, Agent. General Location: SE corner of Lantana Rd. and Lyons Rd. (**SHOPPES OF SHERBROOKE MUPD**).

Page 3

Size: 10.91 acres ±

BCC District: 3

MOTION: None. (Withdrawn by petitioner.)

-END OF POSTPONEMENTS AND WITHDRAWALS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. REMAND

- 4. **PDD00-044** Official Zoning Map Amendment (PDD) from Residential Single Family (RS) to Multiple Use Planned Development (MUPD) petition of Let It Ride L.C. by Land Design South, Agent. General Location: SE corner of Lantana Rd. and High Ridge Rd. (**LANTANA HIGH RIDGE**).

Page 4

Size: 3.68 acres ±

BCC District: 3

MOTION: To remand back to September 27, 2000 DRC.

C. ZONING PETITIONS - PREVIOUSLY POSTPONED

- 5. **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 5-19

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.

D. ZONING PETITIONS - CONSENT

- 6. **CA00-057** Class A Conditional Use (CA) to allow general repair and maintenance use petition of Robert Cuillo by Richard Bekesh, Agent. General Location: Approx. 663 feet south of Okeechobee Blvd. on the east side of Congress Ave. (**LEXUS OF PALM BEACH EXPANSION**).

Pages 20-36

Size: 2.98 acres ±

BCC District: 2

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow general repair and maintenance use.

7. **DOA
76-139(C)** Development Order Amendment (DOA) to re-designate land uses (recreation to residential) and add units petition of Sherbrooke Management Inc., by Urban Design Studio, Agent. General Location: SW corner of North Calumet Circle and Lyons Rd. (**SHERBROOKE ESTATES**).
- Pages 37-53
- Size: 6.15 acres ± BCC District: 3
- MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to re-designate land uses (recreation to residential) and add units.
8. **PDD
89-044(A)** Official Zoning Map Amendment (PDD) from Special Commercial (CS) to Multiple Use Planned Development (MUPD) petition of BRCH Corp., by Robert MacLaren, II, Agent. General Location: Approx. 1,300 feet west of Lyons Rd. on the north side of Glades Rd. (**TOPPEL CENTER**).
- Pages 54-75
- Size: 4.51 acres ± BCC District: 5
- MOTION: To recommend approval of the request for an Official Zoning Map Amendment (PDD) from Special Commercial (CS) to Multiple Use Planned Development (MUPD).
9. **CB00-049** Class B Conditional Use (CB) to allow gas and fuel wholesale petition of Consolidated Properties of WPB, Inc. by Robert E. Basehart, Agent. General Location: Approx. 1,000 feet south of Okeechobee Blvd. on the east side of Skees Rd. (**CONSOLIDATED OIL**).
- Pages 76-89
- Size: 4.4 acres ± BCC District: 2
- MOTION: To **adopt a resolution** approving the request for a Class B Conditional Use (CB) to allow gas and fuel wholesale.
10. **Z00-053** Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Transitional (RT) petition of Wesley & Sandra Morris by George Mathews II, Agent. General Location: Approx. 2750 feet east of Military Trail and Old Military Trail intersection (**MORRIS REZONING**).
- Page 90-99
- Size: 2.06 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).

CONSENT AGENDA

11. **Z00-055** Official Zoning Map Amendment (Z) from Neighborhood Commercial (CN) to Community Commercial (CC) petition of James Fleagane, by James M. Stewart, Esq., Agent. General Location: Approx. 3,200 feet south of Northlake Blvd. on the west side of Military Trail (**HURRICANE HARRY'S RESTAURANT**).

Pages 100-111

Size: 1.19 acres ±

BCC District: 1

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

12. **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**).

Pages 112-131

Size: 2.25 acres ±

BCC District: 1

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

C. ZONING PETITIONS

13. **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**).

Pages 132-149

Size: 0.88 acres ±

BCC District: 2

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

14. **PDD/DOA**
98-055(B) Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) and Neighborhood Commercial (CN) to Planned Unit Development (PUD) and a Development Order Amendment (DOA) to add land area and units petition of Cascades Lakes, Ltd. a Florida Partnership by Land Design South, Agent. General Location: NW corner of Pipers Glen Blvd. and Military Trail (**LESTER PUD**).

Pages 150-176

Size: 150.78 acres ±

BCC District: 5

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

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

15. **DOA/TDR
95-116(D)**

Development Order Amendment (DOA) to reconfigure master plan, add units and a Transfer of Development Rights (TDR) for 17 units and designate PDD95-116(D) as the receiving area petition of Levitt-Ansca Towne Park by Land Design South, Agent. General Location: SE corner of Lantana Rd. and SR 7/US 441 (**TOWNE PARK PUD**).

Pages 177-213

Size: 553.86 acres ±

BCC District: 3

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

MOTION: To recommend approval of the request for a Transfer of Development Rights (TDR) for 17 units and designate PDD95-116(D) as the receiving area.

16. **DOA/TDR
80-153(H)**

Development Order Amendment (DOA) to delete land area and a Transfer of Development Rights (TDR) for 67 units and to designate DOA80-153(H) as the receiving area petition of Levitt Homes, by Land Design South, Agent. General Location: Approx. 1 mile north of Boynton Beach Blvd. on the west side of Jog Rd. (**ABERDEEN PUD**).

Pages 214-235

Size: 1406.25 acres ±

BCC District: 3

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

MOTION: To recommend approval of the request for a Transfer of Development Rights (TDR) for 67 units and to designate DOA80-153(H) as the receiving area.

17. **PDD/DOA
97-078(B)**

Official Zoning Map Amendment (PDD) from Residential Single Family (RS) and Agricultural Residential (AR) to Planned Unit Development (PUD) and a Development Order Amendment (DOA) to add land area, add units, re-designate housing type and transfer units petition of Levitt Homes, by Robert Bentz, Agent. General Location: Approx. 0.75 mile north of Boynton Beach Blvd. between Florida Turnpike and Jog Rd. (**PONTE VECCHIO PUD (AKA CIBA-GEIGY PUD)**).

Pages 236-271

Size: 264.58 acres ±

BCC District: 3

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

MOTION: To recommend approval of the request for a Development Order Amendment (DOA) to add land area, add units, re-designate housing type and transfer units.

- 18. **PDD/DOA/TDR
97-084(B)** Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) and a Development Order Amendment (DOA) to add land area and units and a Transfer of Development Rights (TDR) for 28 units and designate PDD97-084(B) as the receiving area petition of Siesta Key at Boynton Beach, Ltd. by Land Design South, Agent. General Location: Approx. 370 feet west of Jog Rd. on the south side of Boynton Beach Blvd. **(STONYBROOK PUD (AKA SIESTA KEY PUD))**.

Pages 272-305

Size: 33.56 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).

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

MOTION: To recommend approval of the request for a Transfer of Development Rights (TDR) for 28 units and designate PDD97-084(B) as the receiving area.

- 19. **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)**.

Pages 306-335

Size: 454.08 acres ±

BCC District: 3

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

MOTION: To recommend approval of the request for a Transfer of Development Rights (TDR) for 327 units and designate PDD00-052 as the receiving area.

5. DIRECTOR COMMENTS

6. COMMISSIONER COMMENTS

7. ADJOURNMENT