

Board of County Commissioners

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

JULY 5, 2001

**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 (Page 1)

3. CONSENT AGENDA (Pages 2-3)

4. REGULAR AGENDA (Pages 4-6)

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 JULY 5, 2001

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 application 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, July 26, 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. Z2001-006:

Official Zoning Map Amendment (Z) from Residential High Density (RH) to Commercial High Office (CHO) petition of Congress Medical Associates, by Charles Putnam, Agent.
General Location: Approximately 0.5 mile south of 6th Avenue on the west side of Congress Avenue (**CONGRESS MEDICAL CENTER**)

Page 1

Size: 3.16 acres ±

BCC District: 3

MOTION: To postpone 90 days until Friday, October 5, 2001.
(Requested by petitioner. Staff supported.)

- END OF POSTPONEMENTS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS – CONSENT

2. **Z/CB2001-001:**

Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Public Ownership (PO) and a Class B Conditional Use (CB) to allow a golf course petition of Palm Beach County Solid Waste Authority, by Alex Makled, Agent. General Location: NW corner of Lyons Road and Lantana Road (**LANTANA HILLS GOLF COURSE**)

Pages 2-15

Size: 231.2 acres ±

BCC District: 6

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

MOTION: To adopt a resolution approving the request for a Class B Conditional Use (CB) to allow a golf course.

3. **Z/DOA1984-054(F):**

Official Zoning Map Amendment (Z) from Commercial High Office (CHO) to Institutional and Public Facility (IPF) and a Development Order Amendment (DOA) to modify conditions of approval petition of Palms West Hospital, by Kilday & Associates, Agent. General Location: Approximately 0.1 mile west of Folsom Road on the north side of Southern Blvd. (**PALMS WEST HOSPITAL**)

Pages 16-37

Size: 74.32 acres ±

BCC District: 6

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Commercial High Office (CHO) to Institutional and Public Facility (IPF).

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

4. **PDD2001-016:**

Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) petition of Sterling Communities, by Kilday & Associates, Agent. General Location: SE corner of Lake Worth Road and Lyons Road (**CEDAR CREEK PUD**)

Pages 38-57

Size: 38.82 acres ±

BCC District: 6

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

5. **CB2001-011:**

Class B Conditional Use (CB) to allow a daycare, general petition of Education Development Center Inc., by Pedro Rivera Pierola, Agent. General Location: SE corner of Westgate Avenue and Loxahatchee Drive
(DAYCARE/VETERINARY CLINIC)

Pages 58-76

Size: 2.6 acres ±

BCC District: 2

MOTION: To adopt a Resolution approving the request for a Class B Conditional Use (CB) to allow a daycare, general.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

6. [Z/CA1989-069\(A\)](#):

Official Zoning Map Amendment (Z) from Specialized Commercial (CS) to General Commercial (CG) and a Class A Conditional Use (CA) to allow a convenience store with gas sales petition of LDR Real Estate LC, by Winston Lee, Agent. General Location: SW corner of Lawrence Road and Lantana Road (**LAWRENCE LANTANA CENTER**)

Pages 77-114

Size: 5.24 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Specialized Commercial (CS) 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.

7. [Z/CA1988-072\(B\)](#):

Official Zoning Map Amendment (Z) from Agricultural Residential (AR) and General Commercial/Planned Commercial Development (CG/PCD) to Community Commercial (CC) and a Class A Conditional Use (CA) to allow a convenience store with gas sales petition of Sohio Oil and Ann Throgmorton, by Sara Lockhart, Agent. General Location: SW corner of Hypoluxo Road and Military Trail (**BP AMOCO**)

Pages 115-138

Size: 0.44 acres ± (affected)
1.58 acres ± (overall)

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) and General Commercial/Planned Commercial Development (CG/PCD) to Community Commercial (CC).

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

C. ZONING PETITIONS**8. DOA1997-104(A):**

Development Order Amendment (DOA) to reconfigure master plan, re-designate units, add units and add an access point petition of Kenco Communities Inc., by Kilday & Associates, Agent. General Location: Approximately 600 feet north of Clint Moore Road on the east side of SR 7 (**RAINBOW PUD**)

Pages 139–171

Size: 408.54 acres ±

BCC District: 5

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

9. CA2001-015:

Class A Conditional Use (CA) to allow a private school petition of G&G Enterprises Inc., by Robert Basehart, Agent. General Location: SW corner of Boca Entrada Blvd. and SR7/US441 (**ACADEMY SCHOOL**)

Pages 172-185

Size: 2.76 acres ±

BCC District: 5

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

10. CA2001-007:

Class A Conditional Use (CA) to allow a wholesale/retail nursery petition of The Estate of Irma Miller and Roselyn Miller his Surviving Spouse, by Beril Kruger, Agent. General Location: SW corner of Heritage Farms Road and SR 7/US 441 (**LEGUM NURSERY**)

Pages 186–201

Size: 41 acres ±

BCC District: 3

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a wholesale/retail nursery.

11. Z2000-062:

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: Approximately 2,500 feet east of Congress Avenue on the north side of Donnelly Drive (**LANAIR PARK TOWNHOMES**)

Pages 202-218

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) with a Conditional Overlay Zone (COZ).

- 5. DIRECTOR COMMENTS**
- 6. COMMISSIONER COMMENTS**
- 7. ADJOURNMENT**