



**ZONING COMMISSION
AGENDA**

JANUARY 8, 1999

**FRIDAY
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. Disclosures
- 2. POSTPONEMENTS AND WITHDRAWALS (Pages 2-3)**
- 3. CONSENT AGENDA (Page 3)**
- 4. REGULAR AGENDA (Pages 4-8)**
- 5. DIRECTOR COMMENTS (Page 8)**
- 6. COMMISSIONER COMMENTS (Page 8)**
- 7. ADJOURNMENT (Page 8)**

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

FRIDAY, JANUARY 8, 1999

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 28, 1999, to take final action on the applications listed below.

- D. Proof of Publication.
- E. Swearing in.
- F. Disclosures.

2. POSTPONEMENTS AND WITHDRAWALS

PDD

- 1. **98-077** Official Zoning Map Amendment to a Planned Development District (PDD) petition of Herbert and Karl Kahlert, by Kilday & Associates, Agent. Request: Rezoning from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with a Convenience store with gas sales (requested use). General Location: Northeast Corner of Lake Worth Road and Lyons Road (**VILLAGE CORNER MUPD**).

Page 1

Size: 17.94 Acres

BCC District: 6

MOTION: To postpone until February 4, 1999.

DOA

- 2. **77-141(A)** Development Order Amendment (DOA) petition of Chevron Products Company, by David J. Felton, Agent. Request: Add building square footage and reconfigure site plan. General Location: Northwest Corner of Camino Real and Powerline Rd. (**CHEVRON #47205**).

Page 2

Size: 1.03 Acres

BCC District: 5

MOTION: To postpone until March 4, 1999.

-END OF POSTPONEMENTS AND WITHDRAWALS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

- 3. Z98-062** Official Zoning Map Amendment (Z) petition of Pike Investment and Capital Resources, by Robert Basehart, Agent. Request: Rezoning from Agricultural Residential (AR) to Light Industrial (IL). General Location: Approx. 1000 feet east of Pike Road on the north side of 7th Place North **(WEITZ/SPARLING REZONING)**.

Pages 3-13

Size: 10.00 Acres

BCC District: 6

MOTION: To recommend approval/denial of the request for an Official Zoning Map Amendment from Agricultural Residential (AR) to Light Industrial (IL).

MOTION: To recommend approval of all items on the Consent Agenda (as amended).

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

Z/CA

- 4. **98-065** Official Zoning Map Amendment (Z) and a Class A Conditional Use (CA) petition of Toby Morton, by Robert Bentz, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Single Family (RS) Zoning District. Request: Allow Zero Lot Line Home (40 ZLL). General Location: Approx. 1500 feet south of Linton Blvd on the east side of Jog Road (**PARC CHANDON**).

Pages 14-31

SIZE: 14.61 Acres ±

BCC DISTRICT: 5

MOTION: To recommend approval/denial of the request for an Official Zoning Map Amendment (Z). Rezoning from AR to RS.

MOTION: To recommend approval/denial of the request for a Class A Conditional Use (CA) to allow Zero Lot Line Home (40 ZLL).

PDD/VDB

- 5. **98-053** Official Zoning Map Amendment to a Planned Development District (PDD) and Voluntary Density Bonus (VDB) petitions of Brighton Homes Development, Inc., by Julian Bryan, Agent. Request: Rezoning from Residential Medium Density (RM) to Residential Planned Unit Development (PUD). Request: Voluntary Density Bonus for 30 additional units. General Location: Approx. 850 feet east of Military Trail on the north side of Summit Blvd. (**BRIGHTON SUMMIT**).

Pages 32-85

SIZE: 12.31 Acres ±

BCC DISTRICT: 2

MOTION: To recommend approval/denial of the request for an Official Zoning Map Amendment to a Planned Development District (PDD). Rezoning from Residential Medium Density (RM) to Residential Planned Unit Development (PUD).

MOTION: To recommend approval/denial of a Voluntary Density Bonus for 30 additional units.

DOA

- 6. **84-058(E)** Development Order Amendment (DOA) petition of U-Haul Co. of Florida, % Celeste Orr, by William R. Boose, III, Esq., Agent. Request: Delete Condition D.2 (truck location) of Resolution R-96-1192.1. General Location: Approx. 0.6 mile east of Jog Rd. on the south side of West Atlantic Ave. (**PEACHTREE PLAZA**).

Pages 86-102

SIZE: 7.61 Acres ±

BCC DISTRICT: 5

MOTION: To recommend approval/denial of the request for a Development Order Amendment (DOA) to Delete Condition D.2 (truck location) of Resolution R-96-1192.1.

C. ZONING PETITIONS

- 7. **DOA 87-112(H)** Development Order Amendment (DOA) petition of James J. O'Brien Trustee, by Carole Turk, Agent. Request: Amend PDP to add access point (Parcel 19). General Location: Southwest Corner of Lantana Road and Haverhill Road extension (**WINSTON TRAILS PUD**).

Pages 103-133

Size: 11.14 Acres (Parcel 19)/
824.19 Acres (Overall) BCC District: 3

MOTION: To recommend approval/denial of the request for a Development Order Amendment to amend the PDP to add an access point (Parcel 19).

- 8. **DOA 96-107(B)** Development Order Amendment (DOA) petition of Cristal - Mizners Preserve Ltd. Partnership & LeChateau - Mizners Preserve Ltd. Partnership, by Robert Bentz, Agent. Request: Delete Condition E.2 (Tropical Way construction) of Resolution R-97-2084 and add internal access to adjacent parcel (Parc Chandon Z/CA98-065). General Location: Approx. 1300 feet south of Linton Blvd on the east side of Jog Road (**WILLIAMS TRACE PUD (AKA MIZNER PRESERVE)**).

Pages 134-150

Size: 67.12 Acres BCC District: 5

MOTION: To recommend approval/denial of the request for a Development Order Amendment to delete Condition E.2 of R-97-2084 and to add internal access to adjacent parcel (Parc Chandon Z/CA98-065).

- 9. **PDD 98-078** Official Zoning Map Amendment to a Planned Development District (PDD) petition of Herbert and Karl Kahlert, by Kilday & Associates, Agent. Request: Rezoning from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) to allow Professional offices and Convenience store with gas sales (requested use). General Location: Northwest Corner of Woolbright Road and Jog Road (**THE SHOPPES OF MADISON**).

Pages 151-172

Size: 23.86 Acres BCC District: 5

MOTION: To recommend approval/denial of the request for an Official Zoning Map Amendment from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) to allow Professional offices and Convenience store with gas sales (requested use).

- 10. **DOA 96-031(A)** Development Order Amendment (DOA) petition of MDL Realty & Z.E. Taheri, by Kilday & Associates, Inc., Agent. Request: Amend PDP to add access point; reconfigure master plan and delete Conditions F.1 thru F.5 (landscaping) of Resolution R-96-994. General Location: Approx. 0.1 mile south of Belvedere Road on the east side of Jog Road (**TAHERI PUD**).

Pages 173-203

Size: 93.37 Acres BCC District: 6

MOTION: To recommend approval/denial of the request for a Development Order Amendment to amend PDP to add an access point; reconfigure master plan and delete Conditions F.1 thru F.5 of Resolution R-96-994.

- 11. **PDD98-073** Official Zoning Map Amendment to a Planned Development District (PDD) petition of Herbert and Karl Kahlert, by Kilday & Associates, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Planned Unit Development (PUD). General Location: Approx. 400 feet south of Boynton Beach Blvd east of Florida Turnpike (**NEW ALBANY PUD**).

Pages 204-228

Size: 20.00 Acres

BCC District: 5

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

- 12. **DOA 81-163(D)** Development Order Amendment (DOA) petition of 458 Properties and LLC & WRC Properties, by Sara Lockhart, Agent. Request: Reconfigure site plan. General Location: Approx. 0.25 mile south of Glades Road on the east side of Military Trail (**BOCA CENTER**).

Pages 229-252

Size: 3.75 Acres (Affected)/
28.62 Acres (Total)

BCC District: 4

MOTION: To recommend approval/denial of the request for a Development Order Amendment to reconfigure the site plan.

- 13. **Z/DOA 97-027(A)** Official Zoning Map Amendment (Z) and a Development Order Amendment (DOA) petitions of Concorde Investments, Inc., by Robert Basehart, Agent. Request: Rezoning from Residential Single Family (RS) to Community Commercial (CC). Request: Add land area (1.03 acres) and add building square footage. General Location: Northeast Corner of Hypoluxo Road and Congress Ave (**ECKERD DRUGS**).

Pages 253-276

Size: 2.06 Acres

BCC District: 3

MOTION: To recommend approval/denial of the request for an Official Zoning Map Amendment from Residential Single Family (RS) to Community Commercial (CC).

MOTION: To recommend approval/denial of the request for a Development Order Amendment to add land area and building square footage to previously approved COZ.

- 14. **Z/CA 98-063** Official Zoning Map Amendment (Z) and a Class A Conditional Use (CA) petitions of St. Nicholas Melkite Mission, by Kevin McGinley, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Medium Density (RM). Requests: Allow a Church or place of worship; Daycare, general and Congregate Living Facility (CLF), Type 3. General Location: Approx. 0.25 mile east of El Clair Ranch Road on the north side of Sims Road (**ST. NICHOLAS MELKITE MISSION**).

Pages 277-292

Size: 4.55 Acres

BCC District: 5

MOTION: To recommend approval/denial of the request for a Official Zoning Map Amendment from Agricultural Residential (AR) to Residential Medium Density (RM).

MOTION: To recommend approval/denial of the requests for Class A Conditional Use to allow a Church or place of worship, Daycare, general and Congregate Living Facility, type 3.

- DOA**
- 15. **78-040(A)** Development Order Amendment (DOA) petition of Nicholas & Joan Wellman, by Kevin McGinley, Agent. Request: Redesignate land uses and add Daycare, general (125 children) (requested use). General Location: Northwest Corner of Melaleuca Lane and Military Trail (**WELLMAN PLAZA**).

Pages 293-310

Size: 3.52 Acres

BCC District: 3

MOTION: To recommend approval/denial of the request for a Development Order Amendment to redesignate land uses and add Daycare, general (125 children).

- DOA**
- 16. **80-200(C)** Development Order Amendment (DOA) petition of Schumacher Automotive, Inc., by Thomas J. Lanahan, Agent. Request: Reconfigure site plan, add building square footage and add access point. General Location: Southeast Corner of Northlake Blvd. and Sandtree Dr. (**SCHUMACHER AUTOMOTIVE**).

Pages 311-343

Size: 9.29 Acres

BCC District: 1

MOTION: To recommend approval/denial of the request for a Development Order Amendment to reconfigure the site plan, add building square footage and add access point.

- 17. **TRANSFER OF DEVELOPMENT RIGHTS (TDR) WORKSHOP**
Planning Division - (Under separate cover)

- 18. **PDD/TDR 98-56** Official Zoning Map Amendment to a Planned Development District (PDD) and a Transfer of Development Rights (TDR) petitions of DAB of Palm Beaches, Inc. and Andrew Logan, by Robert Bentz, Agent. Request: Rezoning from Agricultural Residential (AR) to Planned Unit Development (PUD). Request: Transfer Development Rights for 63 units and designate PDD98-56 as the receiving area for those units. General Location: Approx. 0.75 mile west of Military Trail on the north side of Hypoluxo Road (**NYE PUD**).

Pages 344-390

Size: 75.40 Acres

BCC District: 3

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

MOTION: To recommend approval/denial of the request for a Transfer of Development Rights for sixty three (63) units and designate PDD98-056 as the receiving area for those units.

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