



**ZONING COMMISSION
AGENDA**

FEBRUARY 4, 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. Adoption of Agenda
 - G. Disclosures
- 2. POSTPONEMENTS AND WITHDRAWALS (Pages 2-3)**
- 3. CONSENT AGENDA (Page 3)**
- 4. REGULAR AGENDA (Pages 4-6)**
- 5. DIRECTOR COMMENTS (Page 6)**
- 6. COMMISSIONER COMMENTS (Page 6)**
- 7. ELECTION OF CHAIR/ VICE CHAIR (Page 6)**
- 8. ADJOURNMENT (Page 6)**

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, FEBRUARY 4, 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, February 25, 1999, to take final action on the applications listed below.

- D. Proof of Publication.
- E. Swearing in.
- F. Adoption of Agenda.
- G. Disclosures.

2. POSTPONEMENTS

DOA

- 1. **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)**).

Page N/A

Size: 67.12 Acres ±

BCC District: 5

MOTION: To postpone 30 days (March 4, 1999).

Z/CA

- 2. **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**).

Page N/A

SIZE: 14.61 Acres ±

BCC DISTRICT: 5

MOTION: To postpone 30 days (March 4, 1999).

MOTION: To approve all postponements to dates indicated.

-END OF POSTPONEMENTS AND WITHDRAWALS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

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

PDD

- 3. **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**).

Pages 1-24

Size: 17.94 Acres ±

BCC District: 6

MOTION: To recommend approval/denial of the request for an Official Zoning Map Amendment to a Planned Development District (PDD). Rezoning from AR to MUPD with a Convenience store with gas sales (requested use).

DOA

- 4. **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 25-42

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.

Z/CA

- 5. **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 43-58

Size: 4.55 Acres ±

BCC District: 5

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

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

6. **PDD/TDR 98-056**

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 59-105

Size: 75.40 Acres ±

BCC District: 3

MOTION: To recommend approval/denial of the request for an Official Zoning Map Amendment to a Planned Development District (PDD). Rezoning from AR to 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.

C. ZONING PETITIONS

7. **DOA 95-116(A)**

Resolution approving a Development Order Amendment (DOA) petition of Levitt-AN-SCA Towne Park , by Robert Bentz, Agent. Request: Reconfiguration of Master Plan and Deletion of Golf Course. General Location: Southeast Corner of SR 7/US 441 and Lantana Road (**TOWNE PARK PUD**).

Pages 106-137

Size: 562.46 Acres ±

BCC District: 3

MOTION: To recommend approval/denial of the request for a Development Order Amendment (DOA) to Reconfigure master plan and delete Golf Course.

8. **CA98-061**

Resolution approving a Class A Conditional Use (CA) petition of Jupiter Farms Baptist Church, by Steven Mickley, Agent. Request: Allow a Church or place of worship (1,000 seats). General Location: Northeast Corner of 134th Way and Indiantown Road (**JUPITER FARMS BAPTIST CHURCH**).

Pages 138-153

Size: 10.36 Acres ±

BCC District: 1

MOTION: To recommend approval/denial of the request for a Class A Conditional Use (CA) to allow a Church or place of worship and accessory worship center (1,116 seats).

