



**ZONING COMMISSION
AGENDA**

MARCH 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 (Pages 3-5)**
- 4. REGULAR AGENDA (Pages 6-7)**
- 5. DIRECTOR COMMENTS (Page 7)**
- 6. COMMISSIONER COMMENTS (Page 7)**
- 7. ADJOURNMENT (Page 7)**

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

THURSDAY, MARCH 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 **Monday, March 29, 1999**, to take final action on the applications listed below.

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

2. WITHDRAWALS

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 1

Size: 67.12 Acres ±

BCC District: 5

MOTION: None

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 1

Size: 14.61 Acres ±

BCC District: 5

MOTION: None

3. **DOA 84-058(E)** Development Order Amendment (DOA) petition of U-Haul Co. of Florida, % Celeste Orr, by William R. Boose, III, Esq., Agent. Request: To 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**).

Page 2

Size: 7.61 Acres ±

BCC District: 5

MOTION: None

MOTION: None required.

-END OF POSTPONEMENTS AND WITHDRAWALS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

4. **CA 94-065(A)** Class A Conditional Use (CA) petition of ESOIL Corp, by David Lopez, Agent. Request: To allow a convenience store with gas sales (4 pumps). General Location: SE Corner of Military Trail and Gun Club Road (**GUN CLUB EXXON**).

Pages 3-22

Size: 1.43 Acres ±

BCC District: 2

MOTION: To recommend approval/denial of the request for a Class A Conditional Use to allow a convenience store with gas sales.

5. **Z98-091** Official Zoning Map Amendment (Z) petition of Bellsouth, by Rod Feiner, Agent. Request: Rezoning from Residential Medium Density and Neighborhood Commercial to General Commercial. General Location: Approx. 1350 feet south of Forest Hill Blvd on the west side of Military Trail (**BELLSOUTH REZONING**).

Pages 23-34

Size: 6.57 Acres ±

BCC District: 2

MOTION: To recommend approval of the request for an Official Zoning Map Amendment from Residential Medium Density and Neighborhood Commercial to General Commercial.

6. **PDD/DOA 96-107(C)** Official Zoning Map Amendment to Planned Development District (PDD) and Development Order Amendment (DOA) petition of Cristal - Mizners Preserve Ltd. Partnership & LeChateau - Mizners Preserve Ltd. Partnership and N. Marbury Efimenco Tr., by Robert Bentz, Agent. Request: Rezoning from Agricultural Residential (AR) to Planned Unit Development (PUD). Request: To add land area, add units and delete Condition E.2 (Tropical Way construction) of Resolution R-97-2084. General Location: Approx. 1300 feet south of Linton Blvd on the east side of Jog Road (**WILLIAMS TRACE PUD (aka MIZNER PRESERVE)**).

Pages 35-60

Size: 81.73 (+14.61) Acres ±

BCC District: 5

MOTION: To recommend approval of the request for a Official Zoning Map Amendment from Agricultural Residential to Residential Planned Unit Development.

MOTION: To recommend approval of the request for a Development Order Amendment to add land area, add units and delete Condition E.2 in Resolution R-97-2084.

7. **PDD
98-073(1)** Official Zoning Map Amendment to a Planned Development District (PDD) petition of Herbert Kahlert & Karl Kahlert Trustees, by Kilday & Assoc., Agent. Request: Rezoning from Agricultural Residential to Multiple Use Planned Development. General Location: SE Corner of Florida Turnpike and Boynton Beach Blvd (**SHOPPES OF NEW ALBANY**).

Pages 61-82

Size: 6.28 Acres ±

BCC District: 5

MOTION: To recommend approval of the request for a Official Zoning Map Amendment from Agricultural Residential to Multiple Use Planned Development.

8. **DOA
80-153(G)** Development Order Amendment (DOA) petition of The Jewish Federation of Palm Beach, by Kilday & Assoc., Agent. Request: To reconfigure site plan, add building square footage, add access (exit only) on Jog Road, add children and modify/delete conditions in Resolution R-98-726. General Location: NE Corner of Jog Road and Gateway Blvd (**ABERDEEN PUD -CIVIC TRACT**).

Pages 83-107

Size: 10.0 Acres (affected) ±

BCC District: 3

MOTION: To recommend approval of the request for a Development Order Amendment to reconfigure site plan, add building square footage, add access (exit only) on Jog Road, add children and modify/delete conditions in Resolution R-98-726.

9. **PDD98-070** Official Zoning Map Amendment to a Planned Development District (PDD) petition of Larry and Yvonne Campbell, by Kilday & Associates and William Boose, Agents. Request: Rezoning from Light Industrial to Residential Planned Unit Development with a Native Ecosystem Overlay District. General Location: NE Corner of Northlake Blvd and Memorial Park (**CARLETON OAKS PUD**).

Pages 108-127

Size: 142.02 Acres ±

BCC District: 1

MOTION: To recommend approval of the request for an Official Zoning Map Amendment from Light Industrial to Residential Planned Unit Development with a Native Ecosystem Overlay District.

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

- 10. **DOA 77-141(A)** Development Order Amendment (DOA) petition of Chevron Products Company, by David J. Felton, Agent. Request: To convert a previously approved Service Station to a Convenience store with gas sales. General Location: NW Corner of Camino Real and Powerline Rd. (**CHEVRON #47205**).

Pages 128-147

Size: 1.03 Acres ±

BCC District: 5

MOTION: To recommend approval of the request for a Development Order Amendment to convert a previously approved service station to a convenience store with gas sales.

C. ZONING PETITIONS

- 11. **PDD98-079** Official Zoning Map Amendment to a Planned Development District (PDD) petition of Realticorp, by A. Thomas Connick & Joe Lelonek, Agent. Request: Rezoning from Agricultural Residential (AR) to Multiple Use Planned Development (MUPD) with general repair and maintenance (requested use). General Location: NE Corner of Palmetto Park Road and SR 7/US 441 (**PALMETTO PARK MUPD**).

Pages 148-168

Size: 25.33 Acres ±

BCC District: 5

MOTION: To recommend approval of the request for an Official Zoning Map Amendment from Agricultural Residential to Multiple Use Planned Development with general repair and maintenance.

- 12. **DOA 78-154(A)** Development Order Amendment (DOA) petition of Northlake Corp. Park Partnership, by Alan M. Strassler, Agent. Request: To add building square footage. General Location: SW Corner Military Trail and Northlake Blvd (**NORTHLAKE CORP. PARK**).

Pages 169-184

Size: 7.3 (1.19 affected) ±

BCC District: 1

MOTION: To recommend approval of the request for a Development Order Amendment to add building square footage.

- 13. **Z/COZ 98-029** Official Zoning Map Amendment (Z) petition of First Baptist of Loxahatchee, by Robert Basehart, Agent. Request: Rezoning from Agricultural Residential (AR) to Community Commercial (CC) with a Conditional Overlay Zone. General Location: NW Corner Southern Blvd and Crestwood Blvd (**WALGREENS**).

Pages 185-208

Size: 3.1 Acres ±

BCC District: 6

MOTION: To recommend approval of the request for a Official Zoning Map Amendment from Agricultural Residential to Community Commercial with a Conditional Overlay Zone.

- 14. **PDD98-089** Official Zoning Map Amendment to a Planned Development District (PDD) petition of CHS Properties/ Henry W. Stevens, Jr. Trustee/ William Hubard, Trustee/ Ranch House Properties/ Cook, Hubbard & Stevens Properties, by Kilday & Assoc., Agent. Request: Rezoning from Community Commercial (CC), Residential High Density (RH) and Residential Single Family (RS) to Multiple Use Planned Development (MUPD) with a convenience store with gas sales and professional offices (requested uses). General Location: East side of Congress Ave on the north and south sides of Ranch House Road (**CHS PROPERTIES MUPD**).

Pages 209-236

Size: 39.5 Acres ±

BCC District: 2

MOTION: To recommend approval of the request for an Official Zoning Map Amendment from Community Commercial, Residential High Density and Residential Single Family to Multiple Use Planned Development with a convenience store with gas sales and professional offices.

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