



ZONING COMMISSION AGENDA

OCTOBER 7, 1999

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, REMANDS & WITHDRAWALS** (Pages 2 - 3)
3. **CONSENT AGENDA** (Page 3)
4. **REGULAR AGENDA** (Pages 4 - 5)
5. **DIRECTOR COMMENTS** (Page 5)
6. **COMMISSIONER COMMENTS** (Page 5)
7. **ADJOURNMENT** (Page 5)

AGENDA
PALM BEACH COUNTY ZONING COMMISSION

THURSDAY, OCTOBER 7, 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, October 28, 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, REMANDS & WITHDRAWALS

- 1. **PDD** Official Zoning Map Amendment to a Planned Development
99-036 District (PDD) petition of Joe Fearnley, Trustee, by Richard
 Carlson, Agent. Request: Rezoning from Agricultural
 Residential (AR) to Multiple Use Planned Development (MUPD).
General Location: Southeast corner of Military Trail and Coconut
 Ln. (**MILITARY/COCONUT WALGREENS**).

Page 1

Size: 4.02 acres ±

BCC District: 4

MOTION: To remand back to October 27, 1999 DRC.

2. **PDD/DOA 79-182(B)** Official Zoning Map Amendment to Planned Development District (PDD) and a Development Order Amendment (DOA) petition of Children's Home Society, by David Carpenter, Agent. Request: Rezoning from Residential Medium Density (RH) to Multiple Use Planned Development (MUPD). Request: Add land area, reconfigure site plan, re-designate land uses, add building square footage and Congregate Living Facility, Type III (requested use). General Location: NW corner of Forest Hill Blvd. and Dalinda Ln. (**CHILDREN'S HOME SOCIETY**).

Page N/A

Size: 9.87 (+5.7) acres ±

BCC District: 2

MOTION: To postpone 30 days to November 4, 1999. [Staff postponement].

3. **W/CB 99-039** Waiver (W) and a Class B Conditional Use (CB) petition of Unisite Inc., by Andy Zitman, Agent. Request: Waiver from separation distances to residential structures. Request: Commercial Communication Tower. General Location: Approx. 0.25 mile north of Southern Blvd. and west of D Rd. (**UNISITE - NEWMAN PROPERTY**).

Page N/A

Size: 14.8

BCC District: 6

MOTION: None Required.

Reason for administrative withdrawal: Waivers denied at September 23, 1999 Board of County Commissioners hearing.

-END OF POSTPONEMENTS, REMANDS & WITHDRAWALS-

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

4. **Z99-038** Official Zoning Map Amendment (Z) petition of Randall & Susan Dyess, Beth Benvenuti, and John Reichard III, by Kevin McGinley, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Transitional (RT). General Location: Approx. 0.7 miles north of Forest Hill Blvd. on the west side of Florida Turnpike, (**BANYAN LAKES SUBDIVISION**).

Pages 2 - 13

Size: 4.54 acres ±

BCC District: 6

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

C. CORRECTIVE RESOLUTIONS

5. **SR94-25** Corrective Resolution: To correct legal description in Resolution ZR-99-01. (**NORTH COUNTY PLUMBING**)

Pages 14 - 15

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

C. ZONING PETITIONS

- 6. **Z/CA 99-045** Official Zoning Map Amendment (Z) and a Class A Conditional Use (CA) petition of Gateway Community Church, by Mark Seach, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Single Family (RS). Request: Church or place of worship. General Location: Approx. 0.4 miles north of Hypoluxo Rd. on the west side of Lawrence Rd. (**GATEWAY COMMUNITY CHURCH**).

Pages 16 - 32

Size: 5.3 acres ±

BCC District: 3

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Single Family (RS).

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a church or place of worship.

- 7. **Z/CA 99-049** Official Zoning Map Amendment (Z) and a Class A Conditional Use (CA) petition of Celebration Community Church, by Chuck Millar, Agent. Request: Rezoning from Agricultural Residential (AR) to Residential Transitional Suburban (RTS). Request: Church or place of worship. General Location: Approx. 500 feet west of Sansbury Way on the south side of Okeechobee Blvd. (**CELEBRATION CHURCH**).

Pages 33 - 46

Size: 19.56 acres ±

BCC District: 6

MOTION: To recommend approval of the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Residential Transitional Suburban (RTS).

MOTION: To recommend approval of the request for a Class A Conditional Use (CA) to allow a church or place of worship.

8. **CB** Class B Conditional Use (CB) petition of G&G Enterprises/Mortel
 75-042(A) Investments, Inc, by Scott Mosolf, Agent. Request: Entertainment,
 Indoor (Billiard Parlor). General Location: Approx. 300 feet south
 of Oriole Country Rd. on the west side of SR 7/US 441
 (HILLSBORO PLAZA II).

Pages 47 - 59

Size: 1.78 acres ±

BCC District: 5

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

9. **CB** Class B Conditional Use (CB) petition of Addison Court Inc. and
 95-017(E) Friends of the Chabad of Boca Raton Inc., by Land Design South,
 Agent. Request: Daycare, general. General Location: Approx. 500
 feet north of Clint Moore Rd. and on the east side of Military Trail
 (ADDISON COURT DAYCARE).

Pages 60 - 75

Size: 6.24 acres ±

BCC District: 4

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

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