

ZONING COMMISSION AGENDA

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

AGENDA PALM BEACH COUNTY ZONING COMMISSION

THURSDAY, SEPTEMBER 2, 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, September 23, 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

1. **PDD** Official Zoning Map Amendment to a Planned Development **89-019(D)** District (PDD) petition of G. L. Homes of Florida, by Kilday

District (PDD) petition of G. L. Homes of Florida, by Kilday & Associates, Agent. Request: Rezoning from Residential Single family (RS) to Residential Planned Unit Development (PUD). General Location: Approx 1,400 feet north of Sims Road on the east side of Hagen Ranch Road (VALENCIA GRAND ISLES)

(AKA POLO TRACE PRD)).

Page 1

Size: 233 acres ± BCC District: 3

MOTION: To remand back to September 22, 1999 DRC.

-END OF POSTPONEMENTS AND REMANDS-

ZC AGENDA SEPTEMBER 1999 PAGE 2

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

 CB99-048 Class B Conditional Use (CB) petition of James Crystal Farms, Inc., by Kilday & Associates, Agent. <u>Request</u>: Commercial Communication Tower. <u>General Location</u>: Approx. 2 miles west of Highway 27 and south of Willard Smith Road. (SUN DANCE FARMS TOWERS).

Pages 2 - 12

Size: 45 (affected) acres ± BCC District: 6

320 (total) acres ±

MOTION: To adopt a resolution approving the request of a Class B

Conditional Use (CB) for a Commercial Communication Tower.

3. CA99-037 Class A Conditional Use (CA) petition of Apostolic Church of Jesus

Christ of Belle Glade, by Pastor J. E. Feld, Agent. <u>Request</u>: Church or place of worship; daycare, general. <u>General Location</u>: Approx. 400 feet east of Seminole Pratt Whitney Road on the north side of

Southern Boulevard. (LOXAHATCHEE CLC).

Pages 13 - 24

Size: 4.93 acres ± BCC District: 6

MOTION: To recommend approval of a Class A Conditional Use (CA) to allow

a church or place of worship and a general daycare.

4. **CB/DOA** Class B Conditional Use (CB) and Development Order Amendment **93-009(A)** (DOA) petition of Young Israel of Boca Raton, Inc, by Robert Bentz,

Agent. Request: Daycare, general. Request: Modify Condition K.1 (use limitation) in Resolution ZR-93-002. General Location: Approx. 1,000 feet west of Powerline Road on the south side of Palmetto

Circle North. (YOUNG ISRAEL DAYCARE).

Pages 25 - 37

Size: 3.5 acres ± BCC District: 5

MOTION: To adopt a resolution approving the request for a Class B

Conditional Use (CB) Daycare, general (60 children) and a Development Order Amendment (DOA) to modify Condition K.1

(use limitation) in Resolution ZR-93-002.

5. **DOA** Development Order Amendment (DOA) petition of PBC BCC Dept **97-012(B)** of Airports, by Robert Bentz, Agent. Request: Add land area,

of Airports, by Robert Bentz, Agent. <u>Request</u>: Add land area, reconfigure site plan, relocate access point and modify/delete conditions of approval in ZR-98-03. <u>General Location</u>: North Side of Summit Blvd and bound on the east by Congress Avenue and

the west by Kirk Road (PBIA GOLF COURSE).

Pages 38 - 56

Size: 218.52 (+4.12) acres ± BCC District: 2

MOTION: To adopt a resolution approving the request for a Development

Order Amendment (DOA) to add land area, reconfigure site plan, relocate access point and modify/delete conditions of approval in

ZR-98-03.

BCC District: 5

- END OF CONSENT AGENDA - START OF REGULAR AGENDA -

4. REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PREVIOUSLY POSTPONED ZONING PETITIONS

6. **DOA** Development Order Amendment (DOA) petition of Congregate

Torah

78-005(F) Ohr, Inc, by Bradley Miller, Agent. Request: Church or place of

worship (requested use). <u>General Location</u>: Approx. 0.75 mile north of Glades Rd. on the east side of Lyons Rd. (**HAMPTONS AT**

BOCA RATON - CONGREGATE TORAH OHR).

Pages 57 - 72

Size: 2.38 (affected) acres ±

19.85 (overall) acres ±

MOTION: To recommend approval of a Development Order Amendment

(DOA) to allow a church or place or worship.

7. **Z/CB** Official Zoning Map Amendment (*Z*) and a Class B Conditional Use **74-122(A)** (CB) petition of Boca Raton Community United Methodist Church,

(CB) petition of Boca Raton Community United Methodist Church, by Steven Tate, Agent. Request: Rezoning from Residential Single family (RS) to General Commercial (CG). Request: Daycare, general. General Location: Approx. 500 feet west of Lyons Rd. on the north side of Glades Rd. (BOCA WEST COMMUNITY

DAYCARE).

Pages 73 - 88

Size: 4.2 acres ± BCC District: 5

MOTION: To recommend approval of an Official Zoning Map Amendment (Z)

for rezoning from Residential Single family (RS) to General

Commercial (CG).

MOTION: To adopt a resolution approving the request for a Class B

Conditional Use (CB) for a general daycare.

C. ZONING PETITIONS

8. **Z/COZ** Official Zoning Map Amendment (Z) petition of Bombay Holdings **99-046** Inc., by Kilday & Associates, Agent. Reguest: Rezoning from

Residential High Density (RH) to General Commercial (CG) with a Conditional Overlay Zone (COZ). General Location: Approx. 0.5 mile north of PGA Blvd and 250 feet west of US Highway 1

(BOMBAY PARKING).

Pages 89 - 101

Size: 0.98 acres ± BCC District: 1

MOTION: To recommend approval of an Official Zoning Map Amendment for

rezoning from Residential High Density (RH) to General

Commercial (CG) with a Conditional Overlay Zone (COZ).

5. DIRECTOR COMMENTS

- 6. COMMISSIONER COMMENTS
- 7. ADJOURNMENT