



## 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 89-019(D)** Official Zoning Map Amendment to a Planned Development 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-**

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. ZONING PETITIONS - CONSENT

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

Pages 2 - 12

Size: 45 (affected) acres ±  
320 (total) acres ±

BCC District: 6

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. Request: Church or place of worship; daycare, general. General Location: 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 93-009(A)** Class B Conditional Use (CB) and Development Order Amendment (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 97-012(B)** Development Order Amendment (DOA) petition of PBC BCC Dept of Airports, by Robert Bentz, Agent. Request: Add land area, reconfigure site plan, relocate access point and modify/delete conditions of approval in ZR-98-03. General Location: 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.



6. COMMISSIONER COMMENTS
7. ADJOURNMENT