



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
February 24, 2011**

**AGENDA ITEM #
PAGE #**

APPLICATION/CHANGE

CORRECTION

**2. (1-1) PDD/DOA/R 2010-1719 Western Plaza
(Control 1977-00048)**

Applicant: Chick-Fil-A, Inc

AMENDMENT

**8. (127-160) EAC-2010-2808 Lyons West
(Control 2005-003)**

Amend Engineering Condition 5.d to read as follows:

5.d. Construction of the SR 7 improvements... (~~Previously Condition E.5 of Resolution R-2009-1220, Control Number 2005-003~~)-(CO: MONITORING-Eng)

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**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY FEBRUARY 24, 2011

9:30 A.M. 6TH FLOOR

JANE M. THOMPSON MEMORIAL CHAMBERS

CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication
- D. Swearing In
- E. Adoption of Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

DIRECTOR COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.

**AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

FEBRUARY 24, 2011

CALL TO ORDER

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication - Motion to receive and file
- D. Swearing In - County Attorney
- E. Motion to Adopt Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

- 1. **Z/DOA/CA-2010-01729** Title: an Official Zoning Map Amendment application of Iglesia Cristo Mi Redentor Inc by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Multifamily Residential (RM) Zoning District to the Single family Residential (RS) Zoning District.

Title: A Development Order Amendment of Iglesia Cristo Mi Redentor Inc by Cotleur & Hearing Inc., Agent. Request: to allow a Place of Worship and to add and delete land area.

Title: A Class A Conditional Use of Iglesia Cristo Mi Redentor Inc by Cotleur & Hearing Inc., Agent. Request: to allow a Day Care, General.

General Location: Approximately 0.33 miles south of Gun Club Road on the east side of Haverhill Road. **(Iglesia Cristo Mi Redentor)** (Control 2003-00009)

Pages:

Project Manager: Joyce Lawrence

Size: 6.98 acres ±

BCC District: 2

Staff Recommendation: Staff recommends postponement to March 31, 2011.

Zoning Commission Recommendation: Postpone: 7-1

MOTION: To postpone the application to March 31, 2011.

- 2. **PDD/DOA/R-2010-01719** Title: an Official Zoning Map Amendment to a Planned Development District application of George Elmore by Corporate Property Services, Agent. Request: to allow a rezoning from the General Commercial/Special Exception (CG/SE) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

Title: A Development Order Amendment of George Elmore by Corporate Property Services, Agent. Request: to reconfigure the Site Plan and add square footage.

Title: a Requested Use of George Elmore by Corporate Property Services, Agent. Request: to allow a Type I Restaurant.

General Location: Southeast corner of Southern Boulevard and State Road 7. **(Western Plaza)** (Control 1977-00048)

Pages: 1 - 1

Project Manager: Autumn Sorrow

Size: 32.86 acres ±

BCC District: 6

Staff Recommendation: Staff recommends postponement to March 31, 2011.

Zoning Commission Recommendation: Postpone: 7-0

MOTION: To postpone the application to March 31, 2011.

B. REMANDS

C. WITHDRAWALS

END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. DISCLOSURES FOR THE CONSENT ITEMS

C. STATUS REPORTS - NEW

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

3. [DOA-2010-01975](#) Title: Development Order Amendment application of Palm Beach County by Palm Beach County, Agent. Request: to allow an external access point.

General Location: Southeast corner of Alternate A1A and Indiantown Road. **(Jonathan's Landing PUD)** (Control 1974-00195)

Pages: 2 - 21

Conditions of Approval (15 - 20)

Project Manager: Joyce Lawrence

Size: 631.05 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 41 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 8-0

MOTION: To adopt a resolution approving a Development Order Amendment to allow an external access point subject to Conditions of Approval as indicated in Exhibit C.

E. ZONING APPLICATIONS - NEW

- 4. **Z-2010-02225** Title: an Official Zoning Map Amendment application of Palm Beach County, South Florida Water Management District by Palm Beach County, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District.

General Location: South side of Indiantown Road approximately 1 mile west of I-95 and approximately 1 mile east of Jupiter Farms Roads. **(Riverbend Park Rezoning)** (Control 2009-02372)

Pages: 22 - 36

Conditions of Approval (35 - 35)

Project Manager: Donna Adelsperger

Size: 512.07 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 3 Voluntary Commitments as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 5-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District subject to the Voluntary Commitments as indicated in Exhibit C.

- 5. **DOA-2010-02574** Title: a Development Order Amendment application of Principal Development Group LLC by CMS Engineering LLC, Agent. Request: to increase square footage, reconfigure the site plan, modify/delete Conditions of Approval (Architectural Review, Engineering, Landscaping, Planning, Signs, Site Design), and restart the development clock.

General Location: Vicinity of the northwest corner of Hagen Ranch Road and W. Atlantic Avenue **(Villaggio Isles MUPD)** (Control 2004-00457)

Pages: 37 - 70

Conditions of Approval (54 - 65)

Project Manager: Carol Glasser

Size: 17.67 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the amendment subject to 42 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 8-0

MOTION: To adopt a resolution approving a Development Order Amendment to increase square footage, reconfigure the site plan, modify/delete Conditions of Approval (Architectural Review, Engineering, Landscaping, Planning, Signs, Site Design), and restart the development clock subject to the Conditions of Approval as indicated in Exhibit C.

6. **ZV/Z/CA-2010-01433** Title: an Official Zoning Map Amendment application of Delray Dunes Golf & Country Club by Anna S. Cottrell & Associates, Agent. Request: to allow a rezoning from the Multi-family Residential (RM) Zoning District and the Public Ownership (PO) Zoning District to the Residential Transitional (RT) Zoning District

Title: a Class A Conditional Use of Delray Dunes Golf & Country Club by Anna S. Cottrell & Associates, Agent. Request: to allow a Golf Course

General Location: Southeast corner of Golf Road and Military Trail (**Delray Dunes Golf and Country Club**) (Control 2009-02385)

Pages: 71 - 97

Conditions of Approval (92 - 93)

Project Manager: Carol Glasser

Size: 145.97 acres ±

BCC District: 4

(affected area 3.46 acres ±)

Staff Recommendation: Staff recommends approval of the rezoning with a Conditional Overlay Zone (COZ) with 4 Conditions of Approval as indicated in Exhibit C-2; and, the Class A Conditional Use subject to 4 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approval: 8-0

MOTION: To adopt a resolution approving an Official Zoning Map to allow a rezoning from the Multi-family Residential (RM) Zoning District and the Public Ownership (PO) Zoning District to the Residential Transitional (RT) Zoning District with a Conditional Overlay Zone (COZ) and the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Golf Course subject to the Conditions of Approval as indicated in Exhibit C-3.

7. **EAC-2010-02807** Title: an Expedited Application Consideration application of Boynton Beach Associates XXIII LLLP by G.L. Homes, Agent. Request: to modify a condition of approval (Engineering).

General Location: Development parcel is located south of Boynton Beach Blvd. east of and adjacent to Acme Dairy Road and west of and adjacent to the Florida Turnpike. (**Trails at Canyon**) (Control 2006-00550)

Pages: 98 - 126

Conditions of Approval (113 - 121)

Project Manager: Douglas Robinson

Size: 1,026.44 acres ±

BCC District: 5

(affected area 579.00 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 30 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Development Order Amendment to delete conditions of approval (Engineering 1.b and 1.c) and extend the current build out date from December 31, 2013 to December 31, 2018 subject to the Conditions of Approval as indicated in Exhibit C.

8. **EAC-2010-02808** Title: an Expedited Application Consideration application of Boynton Beach Associates XIX LLLP by G.L. Homes, Agent. Request: to modify a Condition of Approval (Engineering).

General Location: South of Boynton Beach Blvd., west of and adjacent to Lyons Road and east of and adjacent to SR7. **(Lyons West)** (Control 2005-00003)

Pages: 127 - 160

Conditions of Approval (144 - 155)

Project Manager: Douglas Robinson

Size: 773.00 acres \pm

BCC District: 5

(affected area 370.00 acres \pm)

Staff Recommendation: Staff recommends approval of the request subject to 50 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Development Order Amendment to modify conditions of approval (Engineering 2) and extend the current build out date from December 31, 2013 to December 31, 2017 subject to the Conditions of Approval as indicated in Exhibit C.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA

C. PUBLIC OWNERSHIP ZONING DISTRICT - DEVIATIONS

D. PREVIOUSLY POSTPONED STATUS REPORTS

E. STATUS REPORTS - NEW

F. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

G. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

H. PREVIOUSLY POSTPONED ZONING APPLICATIONS

I. ZONING APPLICATIONS - NEW

J. ULDC AMENDMENTS

K. COMPREHENSIVE PLAN TEXT AMENDMENTS

L. OTHER ITEMS

9. [Administrative Inquiry AI-2011-002](#) Delray Marketplace AGR TMD - Consistency determination between Conceptual and Proposed Plan

Pages: 161 - 165

10. [Annexation Workshop](#): County staff will provide an overview of the annexation process and review the Comprehensive Plan policies in order to obtain direction from the Board of County Commissioners on the County's role with annexations.

Pages: 166 - 176

END OF REGULAR AGENDA

DIRECTOR COMMENTS

A. EXECUTIVE DIRECTOR

B. COUNTY ATTORNEY

C. PLANNING DIRECTOR

D. ZONING DIRECTOR

COMMISSIONER COMMENTS

ADJOURNMENT