BOARD OF COUNTY COMMISSIONERS
ZONING MEETING

AMENDMENTS TO THE AGENDA
February 24, 2011

AGENDA ITEM #  APPLICATION/CHANGE
PAGE #

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)
This page left blank intentionally
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.
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
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  
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.
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 +
(affected area 370.00 acres +)

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


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