

County Administrator

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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA**

January 7, 2011

**AGENDA ITEM #**  
**PAGE #**

**APPLICATION/CHANGE**

**POSTPONE TO THURSDAY, FEBRUARY 3, 2011**

1.       (1-19)       DOA-2010-1975       Jonathan's Landing PUD  
(Control 1974-195)

**POSTPONE TO THURSDAY, MARCH 3, 2011**

6.       (156-276)   ZV/DOA-2010-1728   Boca Del Mar PUD  
(Control 1984-152)



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**ORDER OF BUSINESS  
ZONING COMMISSION  
PALM BEACH COUNTY, FLORIDA**

**FRIDAY JANUARY 7, 2011**

**9:00 A.M.**

**Vista Center 1st Floor Hearing Room, VC-1W-47  
2300 N. Jog Road, West Palm Beach**

**CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Proof of Publication
- E. Adoption of the Minutes
- F. Swearing In
- G. Disclosures

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**DIRECTOR COMMENTS**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

Web address: [www.pbcgov.com/pzb/](http://www.pbcgov.com/pzb/)

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

**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**

**JANUARY 7, 2011**

**CALL TO ORDER**

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, Pledge of Allegiance and Quasi-Judicial Notice
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center 1st Floor Hearing Room VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances 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 at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, at 9:30 A.M. on Thursday, January 27, 2011 to take final action on the applications listed below.

**NOTICE**

Zoning hearings are quasi-judicial and must be conducted to afford all parties due process.

This means that any communication with commissioners, which occurs outside of the public hearing, must be fully disclosed at the hearing. In addition, anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

In this regard, if any group of citizens or other interested parties wish to cross-examine witnesses, they must appoint one representative from the entire group to exercise this right on behalf of the group. Any person representing a group or organization must provide written authorization to speak on behalf of the group. Persons wishing to cross-examine witnesses must reserve that right at the beginning of their presentation.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- D. Proof of Publication - Motion to receive and file.
- E. [Adoption of the Minutes](#)
- F. Swearing In - County Attorney
- G. Disclosures

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

**B. REMANDS**

**C. WITHDRAWALS**

**END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

- A. REQUESTS TO PULL ITEMS FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**

1. **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 1 - 19

Conditions of Approval Pages (13 - 19)

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.

**MOTION:** To recommend approval of a Development Order Amendment to allow an external access point.

2. **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 application 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 application 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 20 - 56

Conditions of Approval Pages (35 - 44)

Project Manager: Joyce Lawrence

Size: 6.98 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of an Official Zoning Map Amendment and a Conditional Overlay Zone (COZ) subject to 5 Conditions of Approval as indicated in Exhibit C-1, a Development Order Amendment to allow a Place of Worship subject to 27 Conditions of Approval as indicated in Exhibit C-2, and a Class A Conditional Use to allow a Day Care, General subject to 3 Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Multifamily Residential (RM) Zoning District to the Single family Residential (RS) Zoning District with a Conditional Overlay Zone (COZ) subject to Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to allow a Place of Worship and to modify the site plan to add and delete land area subject to Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Day Care, General subject to Conditions of Approval as indicated in Exhibit C-3.

3. **Z-2010-01985** Title: an Official Zoning Map Amendment application of Donald Carver, Investments Moody, James Moody by Cotleur & Hearing Inc., Agent. Request: to allow for a rezoning from the Residential Single-family (RS) Zoning District to the Residential Transitional (RT) Zoning District  
General Location: Northeast corner of Center Street and Woodside Trail. (**Moody-Carver**) (Control 2010-00272)

Pages 57 - 88

Conditions of Approval Pages (70 - 71)

Project Manager: Donna Adelsperger

Size: 2.60 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to a Conditional Overlay Zone (COZ) and 7 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of the request for an Official Zoning Map Amendment to allow for a rezoning from the Residential Single-family (RS) Zoning District to the Residential Transitional (RT) Zoning District with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C.

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 89 - 102

Conditions of Approval Pages (101 - 101)

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.

**MOTION:** To recommend approval of the request for an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Public Ownership (PO) Zoning District subject to the Voluntary Commitments as indicated in Exhibit C.

5. **ZV/PDD/DOA-2010-01991** Title: a Type II Zoning Variance application of Wal-Mart Stores East LP by Ruden McClosky, Agent. Request: to allow an elimination of loading area screening walls and elimination/reduction of loading area foundation plantings; reduction of compatibility buffer width; and, easement overlap in the right-of-way buffer.

Title: a Development Order Amendment application of Wal-Mart Stores East LP by Ruden McClosky, Agent. Request: to reconfigure the site plan and add square footage

General Location: Northwest corner of Hypoluxo Road and Military Trail **(Walmart Plaza)** (Control 1980-00173)

Pages 103 - 155

Conditions of Approval Pages (129 - 136)

Project Manager: Carol Glasser

Size: 15.95 acres ±

BCC District: 3

(affected area 14.07 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 4 Conditions of Approval for the Type II Variance as indicated in Exhibit C-1 and 42 Conditions of Approval for the Development Order Amendment as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Type II Variance to allow an elimination of loading area screening walls and elimination/reduction of loading area foundation plantings; reduction of compatibility buffer width; and, easement overlap in the right-of-way buffer subject to the conditions of approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the site plan and add square footage subject to the Conditions of Approval as indicated in Exhibit C-2.

**E. CORRECTIVE RESOLUTIONS**

**F. ABANDONMENTS**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

- A. ITEMS PULLED FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**

6. [ZV/DOA-2010-01728](#) Title: a Development Order Amendment application of Mizner Trail Golf Club Ltd, Siemens Group Inc. by Urban Design Kilday Studios, Agent. Request: to modify and redesignate uses, and add POD's, units, and access points on the Master Plan.

General Location: Generally located south of Camino Real; east of Powerline Road; west of Military Trail; and, north of SW 18th Street. More specifically, north and east sides of Canary Palm Drive; the east and west side of Camino Del Mar; and northwest and southwest of Palm D'Oro Drive (**Boca Del Mar PUD**) (Control 1984-00152)

Pages 156 - 276

Conditions of Approval Pages (205 - 210)

Project Manager: Wendy Hernandez

Size: 1,945.96 acres ±

BCC District: 4

(affected area 129.88 acres ±)

Staff Recommendation: Staff recommends denial of the request to modify and redesignate uses, and add POD's, units, and access points on the Master Plan, for failure to comply with the following standards: Consistency with the Code; Design Minimizes Adverse Impact; Development Patterns; Changed Conditions or Circumstances.

**MOTION:** To recommend denial of the request for a Development Order Amendment to modify and redesignate uses, and add POD's, units, and access points on the Master Plan.

- E. SUBDIVISION VARIANCE**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**
- C. EXECUTIVE DIRECTOR**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

