AMENDMENTS TO THE AGENDA
January 27, 2011

AGENDA ITEM #  APPLICATION/CHANGE

AMENDMENT

7. (51-91)  ZV/PDD/DOA-2010-1991  Walmart Plaza
            (Control 1980-173)

Amend Architectural Review Condition 10 to read as follows:

10. Decorative pavers, stamped concrete, or an acceptable alternative treatment shall
    accent a pedestrian access area adjacent to each pedestrian customer entrance of
    building “A”. The area adjacent to the primary entrance shall be the width of the travel
    lane and 131 feet long. The area adjacent to the garden center entrance shall be the
    width of the travel lane and 50 feet long. (DRO: ARCH REVIEW - Zoning)

8. (92-112)  EAC-2010-2234  Hamptons Square
             (Control 1978-005)

Add Health Conditions 1 & 2 to read as follows:

HEALTH
1. Sewer service is available to the property. Therefore, no septic tank shall be permitted
   on the site. (Previous Condition D.1 of Resolution R-97-374, Control No. 78-005)
2. Water service is available to the property. Therefore, no well shall be permitted on the
   site to provide potable water. (Previous Condition D.2 of Resolution R-97-374, Control
   No. 78-005)

Amend Solid Waste Authority Condition 1 to read as follows:

SOLID WASTE AUTHORITY – MULTI-FAMILY DEVELOPMENT

9. (113-162) Adoption Hearing – Unified Land Development Code (ULDC) –
          Amendment Round 2010-02
          (148) Amend Exhibit N – Land Development, lines 46 thru 48 as follows*:

A variance from the literal or strict enforcement of the provisions of this Article
may be granted by the County Engineer Board of Adjustment in accordance with the
provisions set forth in Article 2.B.3, Type II Variances. A variance from the literal or
strict enforcement of the provisions of this Article may be granted in accordance with
the provisions set forth in Article 2, Development Review Procedures.

* Double underlined or double crossed out indicates add/delete language
   …. Indicates language omitted to save space.
BOARD OF COUNTY COMMISSIONERS
ZONING MEETING

THURSDAY JANUARY 27, 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
POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

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 - 1  
   Project Manager: Joyce Lawrence  
   Size: 631.05 acres +  
   BCC District: 1  
   **Staff Recommendation:** Staff recommends a postponement to Thursday, February 24, 2011.  
   **Zoning Commission Recommendation:** Approved Postponement 6-0  
   **MOTION:** To postpone to Thursday, February 24, 2011.

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 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 a postponement to Thursday, February 24, 2011.  
   **Zoning Commission Recommendation:** Approved Postponement 5-1  
   **MOTION:** To postpone to Thursday, February 24, 2011.
3. **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: 2 - 2  
Project Manager: Wendy Hernandez  
Size: 1,945.96 acres +  
Affected area 129.88 acres +  

**BCC District:** 4  

**Staff Recommendation:** Staff recommends a postponement to Thursday March 31, 2011.  

**Zoning Commission Recommendation:** Approved Postponement 6-0  

**MOTION:** To postpone to Thursday March 31, 2011.

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**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

   Property Owner: Lowe’s Home Centers Inc. and Harland Properties  
   General Location: 1/4 mile west of Military Trail on the north side of Okeechobee Boulevard  
   Current Zoning: MUPD (Lowe’s Home Center West Palm Beach)

   Pages: 3 - 4  
   Size: 21.66 acres +  
   BCC District: 2

   **MOTION:** To direct the Code Enforcement Division to cite the property owner for failure to comply with Condition Zoning-Signs 4 of Resolution R-2005-1803.

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

E. ZONING APPLICATIONS - NEW

5. **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: 5 - 18  
   Conditions of Approval (17 - 17)  
   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:** Approved 5-0

   **MOTION:** To recommend approval on first reading of 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 and to schedule a second hearing on February 24, 2011.
6. **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: 19 - 50  
Conditions of Approval (32 - 33)  
Project Manager: Donna Adelsperger  
Size: 2.60 acres +  

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.  

Zoning Commission Recommendation: Approved 6-0  

**MOTION:** To adopt a resolution approving 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.

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7. **ZV/PDD/DOA-2010-01991** 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: 51 - 91  
Conditions of Approval (73 - 79)  
Project Manager: Carol Glasser  
Size: 15.95 acres + (affected area 14.07 acres +)  

Staff **Recommendation:** Staff recommends approval of the request subject to 42 Conditions of Approval as indicated in Exhibit C-2.  

Zoning Commission Recommendation: Approved 6-0  

**MOTION:** To adopt a resolution approving 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.
8. **EAC-2010-02234**  
**Title:** an Expedited Application Consideration application of MCT Properties Inc by Land Design South Inc., Agent. **Request:** to modify Conditions of Approval (Building and Site Design)  
**General Location:** Southwest corner of Kimberly Drive and Hampton Drive (Hamptons Square) (Control 1978-00005)  

*Pages: 92 - 112*  
*Conditions of Approval (104 - 108)*  
*Project Manager: Joyce Lawrence*  
*Size: 4.20 acres (affected area 0.64 acres)*  
*BCC District: 5*  

**Staff Recommendation:** Staff recommends approval of the request subject to 37 Conditions of Approval as indicated in Exhibit C.  

**MOTION:** To adopt a Resolution approving a Development Order Amendment to modify a Condition of Approval (Building and Site Design) subject to Conditions of Approval as indicated in Exhibit C.

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**F. CORRECTIVE RESOLUTIONS**

**G. ABANDONMENTS**

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**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

9. TITLE: ADOPTION HEARING
   UNIFIED LAND DEVELOPMENT CODE (ULDC) - AMENDMENT ROUND 2010-02

   Staff Recommendation: Staff recommends a motion to adopt an Ordinance of the
   Board of County Commissioners of Palm Beach County, Florida, amending the

   Pages: 113 - 162
MOTION: MOTION: TO ADOPT AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-067, AS AMENDED, AS FOLLOWS: ARTICLE 1 - GENERAL PROVISIONS; CHAPTER E, PRIOR APPROVALS; CHAPTER I, DEFINITIONS AND ACRONYMS; ARTICLE 2 - DEVELOPMENT REVIEW PROCEDURES; CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS; CHAPTER D, ADMINISTRATIVE PROCESS; ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS; CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER C, STANDARD DISTRICTS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDS); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDDS); ARTICLE 4 - USE REGULATIONS; CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS, WHICH INCLUDES AN EXTENSION TO THE MORATORIUM UPON ACCEPTANCE OF ZONING APPLICATIONS AND REQUESTS FOR ZONING APPROVAL FOR PAIN MANAGEMENT CLINICS; ARTICLE 5 - SUPPLEMENTARY STANDARDS; CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER C, DESIGN STANDARDS; CHAPTER D, PARKS & RECREATION - RULES AND RECREATION STANDARDS; CHAPTER G, DENSITY BONUS PROGRAMS; ARTICLE 6 - PARKING; CHAPTER A, PARKING; ARTICLE 7 - LANDSCAPING; CHAPTER C, MGTS TIER COMPLIANCE; ARTICLE 11 - SUBDIVISION, PLATTING AND REQUIRED IMPROVEMENTS; CHAPTER A, GENERAL REQUIREMENTS; CHAPTER E, REQUIRED IMPROVEMENTS; CHAPTER F, VARIANCES; ARTICLE 12 - TRAFFIC PERFORMANCE STANDARDS; CHAPTER H, CONSTRAINED FACILITIES; ARTICLE 14 - ENVIRONMENTAL STANDARDS; CHAPTER A, SEA TURTLE PROTECTION AND SAND PRESERVATION; ARTICLE 17 - DECISION MAKING BODIES; CHAPTER C, APPOINTED BODIES; PROVIDING FOR: REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INTERPRETATION OF CAPTIONS; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

10. RECESS AS THE BOARD OF COUNTY COMMISSIONERS

CONVENE AS THE ENVIRONMENTAL CONTROL BOARD

TITLE: ADOPTION HEARING

UNIFIED LAND DEVELOPMENT CODE (ULDC) - AMENDMENTS TO ART. 15, HEALTH REGULATIONS

Pages: 163 - 170

MOTION: MOTION: TO ADOPT AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, SITTING AS THE ENVIRONMENTAL CONTROL BOARD, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 03-068, AS AMENDED, AS FOLLOWS: ARTICLE 15 - HEALTH REGULATIONS; CHAPTER A, (ENVIRONMENTAL CONTROL RULE I) ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS (OSTDS); CHAPTER B, (ENVIRONMENTAL CONTROL RULE II) DRINKING WATER SUPPLY SYSTEMS; PROVIDING FOR: REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INTERPRETATION OF CAPTIONS; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

ADJOURN AS THE ENVIRONMENTAL CONTROL BOARD

RECONVENE AS THE BOARD OF COUNTY COMMISSIONERS
K. COMPREHENSIVE PLAN TEXT AMENDMENTS

L. OTHER ITEMS

11. Al-2010-001 Administrative Inquiry on Folke Peterson Wildlife Center
    Pages: 171 - 184

12. Al-2011-001 Administrative Inquiry on Beacon Baptist Church
    Pages: 185 - 231

END OF REGULAR AGENDA

DIRECTOR COMMENTS
A. EXECUTIVE DIRECTOR

B. COUNTY ATTORNEY

C. PLANNING DIRECTOR

D. ZONING DIRECTOR

COMMISSIONER COMMENTS

ADJOURNMENT