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

**THURSDAY FEBRUARY 3, 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**

**FEBRUARY 3, 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, February 24, 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**

- 1. **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 application of George Elmore by Corporate Property Services, Agent. Request: to reconfigure the Site Plan and add square footage.  
Title: a Requested Use application 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 3, 2011.

**MOTION:** To postpone the application to March 3, 2011.

**B. REMANDS**

**C. WITHDRAWALS**

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

**CONSENT AGENDA**

**A. REQUESTS TO PULL ITEMS FROM CONSENT**

**B. STATUS REPORTS**

- 2. **STR-1999-00048-1** Status Report for Resolution ZR-2007-0062 (Control No.1999-048) Property Owner: James Crystal Farms Inc General Location: Approximately 2 miles west of US Highway 27 and 0.5 mile south of Willard Smith Road. Zoning District: Agricultural Production (AP) (**Sundance Farms Tower**)

Pages 2 - 4

Size: 45.98 acres ±

BCC District: 6

**MOTION:** to approve a three year time extension for Commencement of Development, from November 1, 2010 to November 1, 2013.

**C. 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 5 - 24

Conditions of Approval Pages (18 - 23)

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 subject to Conditions of Approval as indicated in Exhibit C.

**D. ZONING APPLICATIONS - NEW**

- 4. **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 25 - 57

Conditions of Approval Pages (42 - 53)

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.

**MOTION:** To recommend approval of 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.

5. **ZV/Z/CA-2010-01433** Title: a Type II Zoning Variance application of Delray Dunes Golf & Country Club by Anna S. Cottrell & Associates, Agent. Request: to eliminate landscape buffer requirements (right-of-way, compatibility, and incompatibility) and allow existing landscaping to remain; and, to allow a golf cart parking reduction in a non-Planned Development District  
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 application 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 58 - 93

Conditions of Approval Pages (82 - 84)

Project Manager: Carol Glasser

Size: 145.97 acres ±

(affected area 3.46 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 6 Conditions of Approval for the Type II Variances; with a Conditional Overlay Zone (COZ) and subject to 4 Conditions of Approval for the rezoning; and, subject to 4 Conditions of Approval for the Class A Conditional Use.

**MOTION:** To adopt a resolution approving a Type II Variance to eliminate landscape buffer requirements (right-of-way, compatibility, and incompatibility) and allow existing landscaping to remain; and, to allow a golf cart parking reduction in a non-Planned Development District subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of an Official Zoning Map to allow 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 subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Class A Conditional use to allow a Golf Course subject to the Conditions of Approval as indicated in Exhibit C-3.

**E. CORRECTIVE RESOLUTIONS**

**F. SUBDIVISION VARIANCE**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

6. [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 94 - 133

Conditions of Approval Pages (110 - 120)

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 9 Conditions of Approval as indicated in Exhibit C-1, a Development Order Amendment to allow a Place of Worship subject to 24 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.

**D. ZONING APPLICATIONS - NEW**

**E. SUBDIVISION VARIANCE**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

**C. EXECUTIVE DIRECTOR**

**COMMISSIONER COMMENTS**

**A. ELECTION OF CHAIR AND VICE CHAIR**

7.

Pages

**MOTION:**

**ADJOURNMENT**