



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

**THURSDAY MARCH 5, 2015**

**9:00 A.M.**

**Vista Center, Ken Rogers 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. Notice
- E. Proof of Publication
- F. [Adoption of the Minutes](#)
- G. Swearing In
- H. Disclosures

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**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**

**MARCH 5, 2015**

**CALL TO ORDER**

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

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers 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, March 26, 2015 to take final action on the applications listed below.

D. NOTICE

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Mayor, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

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

- E. Proof of Publication - Motion to receive and file.
- F. Adoption of the Minutes
- G. Swearing In - County Attorney
- H. Disclosures

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

1. **DOA/R-2014-01619** Title: a Development Order Amendment application of Donna Klein Jewish Academy, Inc. by Land Design South Inc., Agent. Request: to modify the Master Site Plan, add square footage, and add a Requested Use.

Title: a Requested Use application of Donna Klein Jewish Academy, Inc. by Land Design South Inc., Agent. Request: to allow an Elementary or Secondary School, (Charter School).

General Location: North of Happy Hollow Road, west of Lyons Road. **(Delray Marketplace - Happy Hollow Charter School)** (Control 2004-00616)

Pages 1 - 1

Project Manager: Osniel Leon

Size: 23.51 acres ±

BCC District: 5

Staff Recommendation: Staff recommends a postponement to Thursday April 2, 2015.

**MOTION:** To postpone to Thursday April 2, 2015.

**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**

2. **CB/ABN-2014-02317** Title: a Class B Conditional Use application of Little Red School House Early by Miller Land Planning, Agent. Request: to allow Day Care (General).

Title: a Development Order Abandonment application of Little Red School House Early by Miller Land Planning, Agent. Request: to abandon Special Exception to allow a recreational facility granted under Resolution R-1983-0375 and to abandon a Development Order Amendment which allowed the relocation of an existing driveway; modify the parking lot; and amend a Condition of Approval (Engineering) granted under Resolution R-2014-0108.

General Location: 1,200 feet north of Hypoluxo Road on the west side of Military Trail. **(Little Red School House Early Learning Center)** (Control 1983-00003)

Pages 2 - 23

Conditions of Approval Pages (7 - 9)

Project Manager: Melissa Matos

Size: 2.31 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1 and 1 Condition of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Class B Conditional Use to allow Day Care (General) subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Abandonment to abandon Special Exception to allow a recreational facility granted under Resolution R-1983-0375 and to abandon a Development Order Amendment which allowed the relocation of an existing driveway; modify the parking lot; and amend a Condition of Approval (Engineering) granted under Resolution R-2014-0108 subject to the Condition of Approval as indicated in Exhibit C-2.

**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**

- 3. **Z/CA-2014-01129** Title: an Official Zoning Map Amendment application of Dale Hedrick, Hedrick 33, LLC - Cathleen T Burk by Land Design South Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single-family (RS ) Zoning District.  
Title: a Class A Conditional Use application of Dale Hedrick, Hedrick 33, LLC - Cathleen T Burk by Land Design South Inc., Agent. Request: to allow Zero Lot Line homes.  
General Location: East side of Jog Road, between Belvedere Road and Southern Boulevard. **(Hedrick Property)** (Control 2005-00347)

Pages 24 - 52

Conditions of Approval Pages (33 - 37)

Project Manager: Joyce Lawrence

Size: 9.24 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to a Conditional Overlay Zone (COZ) and 7 Conditions of Approval as indicated in Exhibit C-1; and 14 Conditions of Approval as indicated in Exhibit C-2.

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

**MOTION:** To recommend approval of a Class A Conditional Use to allow Zero Lot Line homes subject to the Conditions of Approval as indicated in Exhibit C-2.

**D. ZONING APPLICATIONS - NEW**

- 4. **W/DOA-2014-02325** Title: a Development Order Amendment application of G. L. Homes of Boca Raton Assoc. V, Ltd. by G.L. Homes, Agent. Request: to reconfigure the Master Plan, add units, and modify and delete Conditions of Approval (Engineering and Planned Unit Development).

General Location: Terminus of Coral Ridge Drive. **(Collier PUD)** (Control 2004-00015)

Pages 53 - 81

Conditions of Approval Pages (60 - 69)

Project Manager: Carrie Rechenmacher

Size: 44.28 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval subject to 38 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval for a Development Order Amendment to reconfigure the Master Plan, to add units, and modify/delete Conditions of Approval (Engineering and Planned Unit Development) subject to the Conditions of Approval as indicated in Exhibit C.

**E. SUBDIVISION VARIANCE**

**F. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

5. [Annual Workshop](#)

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**MOTION:**

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. COMMISSIONERS**

**ADJOURNMENT**