



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

AMENDMENTS TO THE AGENDA

January 8, 2009

**AGENDA ITEM #
PAGE #**

APPLICATION/CHANGE

AMENDMENTS

Amend Corrective Resolutions as shown in attachments:

- 14. (258-269) **Corrective Resolution (Acme East PUD) (R2008-1961, Control 2006-550)**
- 15. (270-277) **Corrective Resolution (Loggers Run) (R-2008-1962, Control 1975-068)**
- 17. (282-291) **Corrective Resolution (Pinewood Square) (R-2008-1697, Control 1986-008)**

MOVE TO REGULAR AGENDA

- 11. (191-222) **DOA-2008-01353 (South Road Office MUPD) (Control 2003-00036)**

AMENDMENTS

- 6. (5-10) **SR 2005-237 Status Report for Resolution R-2006-023 (Control # 2005-237) (2005-0778)**

Amend Engineering Condition 1 to read as follows:

1. Building permits for no more than 14,858 sf of Medical Office (the equivalent of 48 net PM peak hour trips) may be issued until construction commences on an additional ~~northbound~~ and southbound through lanes at the intersection of Boynton Beach Blvd and Hagen Ranch Rd. (BLDG PERMIT: MONITORING B Eng)

- 8. (40-109) **ZVIPDDIDOA-2008-00448 (Amestoy AGR-PUD) (Control 2005-00162)**

Add Planning Condition 8 to read as follows:

8. All South Florida Water Management Preservation parcels associated with Control 2005-0162 shall be restricted to those permitted/prohibited uses as outlined in the corresponding recorded Conservation Easement. (ONGOING- COUNTY ATTY- Planning)

Amend Engineering Condition 5 to read as follows:

5. Condition E.5 of Resolution R-2008-0123, Control No. 2005-162, which currently states:
Prior to November 15, 2008, the property owner shall complete construction for all improvements identified in Condition No. 1C, and 1D. All canal crossings

(bridges and/or culverts) within the project limits shall be constructed to their ultimate paved configuration. Construction shall also include signal modifications for any intersection improvements. (DATE: MONITORING-Eng)

Is hereby amended to read:

Prior to ~~November 15, 2008~~ November 15, 2009, the property owner shall complete construction plans for all improvements identified in Condition No. 1C above. All canal crossings (bridges and/or culverts) within the project limits shall be constructed to their ultimate paved configuration. Construction plans shall also include signal modifications for any intersection improvements. (DATE: MONITORING-Eng)

Add Engineering Condition 13 to read as follows:

13. The property Owner shall fund the cost of signal installation, if warranted, as determined by the County Engineer at Lyons Road and the project entrance. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and ROW or easement acquisition.

a. Acceptable surety in the form of cash bond or escrow agreement must be provided to the Traffic Division in an amount as determined by the Director of Traffic Division on or before January 8, 2010. (DATE:MONITORING-Eng)

b. In order to be relieved from this requirement and to have the surety posted for the traffic signal at the Lyons Road and the project entrance intersection returned, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the above intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the surety to construct the traffic signal or release the surety. (ONGOING:ENGINEERING-Eng)

9. (110-174) PDD/DOA-2008-00626 (Lyons West AGR PUD) (Control 2005-00003)

Add Planning Condition 14 to read as follows:

14. All South Florida Water Management Preservation parcels associated with Control 2005-003 shall be restricted to those permitted/prohibited uses as outlined in the corresponding recorded Conservation Easement. (ONGOING- COUNTY ATTY- Planning)

17. (434-469) PDD/R/TDR2008-0798 (Andalucia PUD) (Control 2008-129)

Amend All Petitions Condition 1 to read as follows:

1. ...Preliminary Subdivision Plan dated ~~October 10, 2008~~ December 16, 2008...

Amend Engineering Condition 5 to read as follows:

5. The developer shall fund the construction plans and construction of construct the 80 foot right of way collector street from Lyons Road east to the eastern line of Tract 53 to be consistent with Palm Beach County standards. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Construction may be phased but shall be complete to provide access to the first developed phase prior to the issuance of the first Certificate of Occupancy in that phase. [CO:MONITORING-Eng]

b. Construction of the entire roadway shall be complete prior to issuance of the first Certificate of Occupancy for POD B. [CO:MONITORING-Eng]

Add Engineering Condition 9 to read as follows:

9. The property owner shall revise the final site plan to show an extension of the project's internal street system to provide access from the project's entrance on the 80 foot non-plan collector to the parcels with property control numbers 00-42-43-27-05-028-0392 and 00-42-43-27-05-028-0391. (DRO:ENGINEERING-Eng)

Add Engineering Condition 10 to read as follows:

10. Prior to the recordation of the first plat, access easements for the 50 foot right of way to parcels with property control numbers 00-42-43-27-05-028-0392 and 00-42-43-27-05-028-0391 shall be listed in the homeowner's documents, all sales brochures, Master Plans and related site plans.

a. The property owner shall submit documentation of compliance to the Monitoring Section of Planning, Zoning and Building Department. (PLAT: MONITORING-Eng)

b. Compliance documentation shall be submitted on an annual basis to the Monitoring Section of Planning, Zoning and Building Department until the property owner relinquishes control to the homeowner's association. (ONGOING:MONITORING-Eng)

Add Engineering Condition 11 to read as follows:

11. The property owner shall provide an access easement over the project's internal street system from the project's entrance on the 80 foot non-plan collector to the parcels with property control numbers 00-42-43-27-05-028-0392 and 00-42-43-27-05-028-0391.

a. The easements shall be approved by the County Attorney and Land Development prior to recordation. The easements shall be recorded by the property owner and prior to the issuance of the first building permit. (BLDG PERMIT: MONITORING-Eng)

b. If alternative development-suitable access becomes available to either of the parcels above, the property owner may abandon the portion of the easement which is not needed to serve as access for the remaining parcel. (ONGOING:ENGINEERING-Eng)

Add Engineering Condition 12 to read as follows:

12. Property owner shall apply to Palm Beach County Land Development Division to close a portion of 47th Place South. The application for this closure shall be submitted to Land Development prior to receiving technical compliance for the first plat. [TC:MONITORING-Eng]

Add Engineering Condition 13 to read as follows:

13. The Property owner shall construct a left turn lane west approach on the 80 foot non-plan collector road at the project's entrance for the northern portion of the project. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDG PERMIT: MONITORING-Eng)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)

23. (403-433)

PDD-2008-1177 (Cheney Ranch PUD) (Control 2008-290)

Amend Planning Condition 1.a to read as follows:

1.a. Guarantees the attainability of all 65 workforce units, which includes all units required per Article 5.G in the ULDC for a period of twenty-five years (recurring). These units are to be distributed among the categories (low, moderate 1, moderate 2, and middle). This does not prohibit allowing higher numbers of lower income units. Final distribution of the units shall be defined at the time of final DRO, consistent with the Workforce Housing requirements in Article 5.G in the ULDC; and...

Board of County Commissioners

County Administrator

Robert Weisman



Department of Planning, Zoning & Building

2300 N. Jog Rd.
West Palm Beach, FL 33411
Phone: 561-233-5200
Fax: 561-233-5165

**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY JANUARY 8, 2009

**9:30 AM 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/WITHDRAWALS/REMANDS

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.

**AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

JANUARY 8, 2009

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/WITHDRAWALS/REMANDS

A. POSTPONEMENTS

1. **Z/DOA/CA-2007-01185** Title: an Official Zoning Map Amendment application of Winners Church International by Land Research Management Inc., Agent. Request: rezoning from the Agricultural Residential (AR) Zoning District to the Residential Estate (RE) Zoning District
Title: a Development Order Amendment of Winners Church International by Land Research Management Inc., Agent. Request: to reconfigure the site plan, add land area, and add building square footage.
Title: a Class A Conditional Use of Winners Church International by Land Research Management Inc., Agent. Request: to allow a Daycare, General.
General Location: Southwest corner of Jog Road and Pioneer Road. **(Winners Church)** (Control 1985-00072)

Pages: 1 - 1

Project Manager: Ora Owensby

Size: 16.04 acres ±

BCC District: 6

Staff Recommendation: To postpone thirty (30) days to Thursday, January 29, 2009.

MOTION: To postpone thirty (30) days to Thursday, January 29, 2009.

2. **CA-2008-00616** Title: a Class A Conditional Use application of Michael James by Burt Smith PE, Agent. Request: to allow a place of worship
General Location: Approximately 2300 feet east of Seminole Pratt Whitney Road and on the south side of Okeechobee Boulevard. **(Sacred Africa Church)** (Control 2008-00111)

Pages: 2 - 2

Project Manager: Joyce Lawrence

Size: 1.28 acres ±

BCC District: 6

Staff Recommendation: To recommend (sixty) 60 days postponement to Wednesday, February 25, 2009.

Zoning Commission Recommendation: 7-0 to postpone thirty (30) days

MOTION: To postpone sixty (60) days to Wednesday, February 25, 2009.

3. **DOA-2008-00461** Title: a Development Order Amendment application of T Mobile by Glotel Inc / T Mobile, Agent. Request: to modify conditions of approval (Building & Site Design, Lighting, and Landscaping)
General Location: Northeast corner of Orange Ave and 130th Ave North. (**T Mobile Horizon Baptist**) (Control 1998-00015)

Pages: 3 - 3

Project Manager: Douglas Robinson

Size: 2.66 acres ±

BCC District: 6

Staff Recommendation: To postpone sixty (60) days to Wednesday February 25, 2009

Zoning Commission Recommendation: 7-0 to postpone sixty (60) days

MOTION: To postpone sixty (60) days to Wednesday, February 25, 2009

4. **Z-2008-01669** Title: an Official Zoning Map Amendment application of Palm Beach County by Palm Beach County, Agent. Request: Rezoning from the Preservation/Conservation (PC) Zoning District to the Public Ownership (PO) Zoning District

General Location: Approximately 0.1 mile south of Blue Heron Boulevard and approximately 1,000 feet northeast of the Port of Palm Beach and 1,500 feet due west of Lake Worth Inlet. (**Peanut Island Rezoning**) (Control 1976-00101)

Pages:

Project Manager: Donna Adelsperger

Size: 84.00 acres ±

BCC District: 1

Staff Recommendation: To postpone sixty (60) days to Wednesday February 25, 2009.

Zoning Commission Recommendation: 7-0 to postpone sixty (60) days

MOTION: To postpone sixty (60) days to Wednesday February 25, 2009.

5. **DOA-2008-00786** Title: a Development Order Amendment application by Glotel Inc / T Mobile, Agent. application of Betty Tufford by Glotel Inc. T-Mobile, Agent. Request: to modify a condition of approval (Commercial Pod)
General Location: Northwest corner of US 441 and Kimberly Blvd. (**Shoppes of Boca Green - T-Mobile**) (Control 1977-00013)

Pages: 4 - 4

Project Manager: Douglas Robinson

Size: 1.00 acres ±

BCC District: 5

(affected area 0.01 acres ±)

Staff Recommendation: To postpone sixty (60) days to Wednesday February 25, 2009.

Zoning Commission Recommendation: Denial: 6-1

MOTION: To postpone sixty (60) days to Wednesday February 25, 2009.

CONSENT AGENDA

A. DISCLOSURES FOR THE CONSENT ITEMS

B. STATUS REPORTS

- 6. **SR 2005-237** Status Report for Resolution R-2006-023 (Control # 2005-237 (2005-0778) Property Owner: WF Development Ventures I Corp. General Location: 500 feet south of Boynton Beach Boulevard on the east side of Hagen Ranch Road. Current Zoning: Multiple Use Planned Development (MUPD) District (**Hagen Ranch Medical Office**)

Pages: 5 - 10

Size: 3.20 acres ±

BCC District: 5

MOTION: Adopt a resolution to approve a Development Order Amendment to amend conditions of approval (Traffic Performance Standards) in Resolution R-2006-023, and approve a time extension until December 31, 2010, for Resolution R-2006-023.

C. PREVIOUSLY POSTPONED ZONING APPLICATION

- 7. **ZV/DOA/R-2007-02022** Title: a Development Order Amendment application of West Palm Hospitality LLC by David L. Carpenter & Assoc., Agent. Request: to reconfigure the site plan, add square footage and restart the commencement clock

Title: a Requested Use of West Palm Hospitality LLC by David L. Carpenter & Assoc., Agent. Request: to allow a second hotel.

General Location: South side of Okeechobee Boulevard approximately 625 feet west of Drexel Road. (**Sykes Commercial**) (Control 1982-00129)

Pages: 11 - 39

Conditions of Approval (24 - 28)

Project Manager: Ora Owensby

Size: 7.22 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval for a Development Order Amendment and approval for a Requested Use, subject to 23 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 7-0, as amended

MOTION: To adopt a resolution approving a Development Order Amendment request to reconfigure site plan, add square footage, and restart the commencement clock.

MOTION: To adopt a resolution approving a Requested Use allowing a second hotel.

D. ZONING APPLICATIONS

8. **ZV/PDD/DOA-2008-00448** Title: an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach by Kilday & Associates Inc., Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District

Title: a Development Order Amendment of Boynton Beach by Kilday & Associates Inc., Agent. Request: to reconfigure the master plan, to delete land area, to add land area, to reduce the number of units, to create a model row, to amend a condition of approval (Landscaping), and to restart the commencement clock.

General Location: Northwest corner of Boynton Beach Blvd. and Lyons Road. **(Amestoy AGR-PUD)** (Control 2005-00162)

Pages: 40 - 109

Conditions of Approval (77 - 89)

Project Manager: Ora Owensby

Size: 785.51 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval for an Official Zoning Map Amendment from AGR to AGR-PUD and approval for a Development Order Amendment subject to 38 Conditions of Approval as found in Exhibit C.

Zoning Commission Recommendation: Approval: 7-0, as amended

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to a Planned Development District from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the master plan, to delete land area, to add land area, to reduce the number of units, to create a model row, to amend a condition of approval (Landscaping), and to restart the commencement clock.

9. **PDD/DOA-2008-00626** Title: an Official Zoning Map Amendment to a Planned Development District application of Boynton Beach by Kilday & Associates Inc., Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR-PUD) Zoning District
Title: a Development Order Amendment of Boynton Beach by Kilday & Associates Inc., Agent. Request: to reconfigure the master plan, add land area, delete land area, reduce number of units, to delete a condition of approval (Landscape), create a model row, and restart the commencement clock.
General Location: Southwest corner of Boynton Beach Boulevard and Lyons Road. **(Lyons West AGR PUD)** (Control 2005-00003)

Pages: 110 - 174

Conditions of Approval (137 - 150)

Project Manager: Ora Owensby

Size: 1,061.07 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of an Official Zoning Map Amendment from the AGR to the AGR-PUD Zoning District and to recommend approval of a Development Order Amendment subject to 51 Conditions of Approval as found in Exhibit C.

Zoning Commission Recommendation: Approval: 7-0, as amended

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to a Planned Development District from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR-PUD) Zoning District.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the master plan, add land area, reduce land area, reduce number of units, delete a condition of approval (Landscape), and restart the commencement clock.

10. **Z-2008-01368** Title: an Official Zoning Map Amendment application of Boynton Beach by Kilday & Associates Inc., Agent. Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District
General Location: West side of State Road 7 and North of Clint Moore Road. **(Hyder Preserve B)** (Control 2008-00291)

Pages: 175 - 190

Project Manager: Ora Owensby

Size: 265.24 acres ±

BCC District: 5

(affected area 159.04 acres ±)

Staff Recommendation: Staff recommends approval of an Official Zoning Map Amendment from the AGR to the AGR-PUD Zoning District with no conditions required.

Zoning Commission Recommendation: Approval: 7-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District.

11. **DOA-2008-01353** Title: a Development Order Amendment application of Homeland Plaza Llc, Jr Eisenman Properties Llc by Miller Land Planning, Agent. Request: to modify/delete Conditions of Approval (Landscape, Building and Site Design, Planning, and Access)
General Location: Approximately 0.75 mile south of Lake Worth Road, on the west side of State Road 7. **(South Road Office MUPD)** (Control 2003-00036)

Pages: 191 - 222

Conditions of Approval (205 - 214)

Project Manager: Joyce Lawrence

Size: 9.26 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to 55 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 6-0

MOTION: To adopt a resolution approving a Development Order Amendment to modify Landscape Conditions and denial of the Access, Planning and Building and Site Design Conditions of Approval.

12. **DOA/ABN/EAC-2008-01522** Title: a Development Order Amendment application of Palm Beach County by Kilday & Associates Inc., Palm Beach County, Agent. Request: to delete Conditions of Approval
Title: a Development Order Abandonment of Palm Beach County by Kilday & Associates Inc., Palm Beach County, Agent. Request: to allow a Legislative Abandonment of the Conditional Overlay Zone.
General Location: Northeast corner of Military Trail and Gun Club Road. **(Four Points Center)** (Control 2000-00031)

Pages: 223 - 232

Project Manager: Ora Owensby

Size: 16.09 acres ±

BCC District: 2

(affected area 15.76 acres ±)

Staff Recommendation: Staff recommends approval of a Development Order Amendment to delete Conditions of Approval and a Legislative Abandonment of a Development Order.

MOTION: To adopt a resolution approving a Development Order Amendment to delete Conditions of Approval.

MOTION: To adopt a resolution approving a Legislative Abandonment of the Conditional Overlay Zone.

13. **DOA/EAC-2008-01371** Title: a Development Order Amendment application of Lantana Plaza Development Llc & by Land Design South Inc., Agent. Request: to modify conditions of approval
General Location: Located in the Northeast corner of Lantana Road and Haverhill Road. (**Lantana Plaza**) (Control 2003-00099)

Pages: 233 - 257

Conditions of Approval (244 - 253)

Project Manager: Joyce Lawrence

Size: 10.00 acres ±

BCC District: 3

(affected area 9.82 acres ±)

Staff Recommendation: Staff recommends approval of the request, subject to 42 conditions as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Development Order Amendment to modify conditions of approval (Landscape).

E. CORRECTIVE RESOLUTIONS

14. Corrective Resolution: To correct the Conditions of Approval in Exhibit C of Resolution R-2008-1961. (Acme East PUD) (R2008-1961, Control 2006-550)

Pages: 258 - 269

MOTION: To adopt a resolution to correct the Conditions of Approval in Exhibit C of Resolution R-2008-1961.

15. Corrective Resolution: To correct the Conditions of Approval in Exhibit C of Resolution R-2008-1962. (Loggers Run) (R-2008-1962, Control 1975-068)

Pages: 270 - 277

MOTION: To adopt a resolution to correct the Conditions of Approval in Exhibit C of Resolution R-2008-1962

16. Corrective Resolutions: To correct the Conditions of Approval in Exhibit C of Resolutions R-2008-1695 and R-2008-1696. (Water Treatment Plant 3) (R-2008-1695 and R-2008-1696) (Control 1988-062)

Pages: 278 - 281

MOTION: To adopt a resolution to correct the Conditions of Approval in Exhibit C of Resolution R-2008-1695.

MOTION: To adopt a resolution to delete Conditions of Approval in Exhibit C of Resolution R-2008-1696.

17. Corrective Resolution: To correct the Conditions of Approval in Exhibit C of Resolution R-2008-1697. (Pinewood Square) (R-2008-1697, Control 1986-008)

Pages: 282 - 291

MOTION: To adopt a resolution to correct the Conditions of Approval in Exhibit C of Resolution R-2008-1697.

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. PUBLIC OWNERSHIP ZONING DISTRICT - DEVIATIONS

C. STATUS REPORTS

18. **SR 1991-030.7** Status Report for Resolution R-1991-1186 (Control # 1991-030), the application of Central Baptist Church Property Owner: Central Baptist Church of Jupiter Florida, Inc. General Location: southwest corner of the intersection of Loxahatchee River Road and Roebuck Road Current Zoning: Single Family Residential with a Special Exception for a church/sanctuary and accessory buildings (**Central Baptist Church**)

Pages: 292 - 297

Size: 4.50 acres ±

BCC District: 1

DISCLOSURE

MOTION: Approve a time extension until August 23, 2011, for Resolution R-91-1186.

19. **SR 1992-048C.2** Status Report for Resolution R-2004-2014 (Control # 1992-048C), the application of Muslim Community Church Property Owner: Muslim Community of Palm Beach, Inc. General Location: approximately 174 feet east of Haverhill Road, on the north and south sides of Purdy Lane Current Zoning: Single Family Residential with a Class A Conditional Use to allow a church or place of worship (**Muslim Community Center**)

Pages: 298 - 302

Size: 7.89 acres ±

BCC District: 2

DISCLOSURE

MOTION: Direct the Code Enforcement Division to cite the property owner for failure to comply with condition number E5 (plat the property added to this petition by Resolution 2004-2014) and for failure to pave the parking lot added to this petition by Resolution 2004-2014.

D. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

E. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

F. PREVIOUSLY POSTPONED ZONING APPLICATIONS

20. **ZV/DOA-2008-00315** Title: a Development Order Amendment application of Bank Regions by Interplan LLC, Agent. Request: to reconfigure the site plan and add square footage.
General Location: Southwest corner of Via Flora Road and West Atlantic Avenue. (**Regions Bank at Peach Tree Plaza**) (Control 1984-00058)
- Pages: 303 - 334
Conditions of Approval (319 - 326)
Project Manager: Carrie Rechenmacher
Size: 8.66 acres \pm BCC District: 5
(affected area 1.00 acres \pm)
- DISCLOSURE
- Staff Recommendation: Staff recommends approval of the request subject to 26 (10 deleted) Conditions of Approval as indicated in Exhibit C.
- Zoning Commission Recommendation: Approval, 7-0.
- MOTION:** To adopt a resolution to approve a Development Order Amendment to reconfigure the site plan and add square footage.
21. **DOA/R/TDR-2008-00441** Title: a Development Order Amendment application of Woodwind 2007 LLC by Land Design South Inc., Agent. Request: to reconfigure the Master Plan, to increase the number of dwelling units, and to restart the commencement clock for development
Title: a Requested Use of Woodwind 2007 LLC by Land Design South Inc., Agent. Request: to allow a Daycare, General.
Title: a Transfer of Development Rights of Woodwind 2007 LLC by Land Design South Inc., Agent. Request: to allow the Transfer of Development Rights for 109 units, to designate this site as the receiving area, and to allow the Transfer of Development Rights price reduced at \$1.00 per unit.
General Location: Northeast corner of Woodwind Lane and State Road 7/441. (**Woodwind PUD**) (Control 2004-00524)
- Pages: 335 - 372
Conditions of Approval (359 - 368)
Project Manager: Autumn Sorrow
Size: 36.38 acres \pm BCC District: 6
(affected area 36.35 acres \pm)
- DISCLOSURE
- Staff Recommendation: Staff recommends approval of the request, subject to 39 conditions as indicated in Exhibit C
- Zoning Commission Recommendation: Approval: 7-0 as amended for all request
- MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan, to increase the number of dwelling units, and to restart the commencement clock for development
MOTION: To adopt a resolution approving a Requested Use to allow for a Daycare, general
MOTION: To adopt a resolution approving the Transfer of Development Rights for 109 units, designate the subject property as the receiving area, and approve the reduced cost of \$1.00 per unit for the Transfer of Development Rights units

22. **DOA/R-2008-00303** Title: a Development Order Amendment application of Lantana Charter LLC by Cotleur & Hearing Inc., Agent. Request: to add two external access points to the PUD for the Civic parcel
Title: a Requested Use of Lantana Charter LLC by Cotleur & Hearing Inc., Agent. Request: To allow a Place of Worship, a Private School, and a Daycare.
General Location: South side of Lantana Road, approximately 0.1 mile west of Grand Lacuna Blvd. (**Lantana Civic Pavillion**) (Control 1981-00233)

Pages: 373 - 402

Conditions of Approval (393 - 396)

Project Manager: Ronald Sullivan

Size: 5.24 acres ±

BCC District: 3

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 28 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 7-0, as amended

MOTION: To adopt a resolution approving a Development Order Amendment to add two external access points to the PUD for the Civic parcel.

MOTION: To adopt a resolution approving a Requested Use to allow a Place of Worship, a Private School, and a Daycare.

G. ZONING APPLICATIONS - NEW

23. **PDD-2008-01177** Title: an Official Zoning Map Amendment to a Planned Development District application of Byron Russell by Land Design South Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) Zoning District
General Location: Southeast and Southwest corners of Southern Boulevard and Jog Road. (**Cheney Ranch**) (Control 2008-00290)

Pages: 403 - 433

Conditions of Approval (422 - 425)

Project Manager: Autumn Sorrow

Size: 41.09 acres ±

BCC District: 6

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request, subject to 27 conditions as indicated in Exhibit C

Zoning Commission Recommendation: Approval: 7-0, as amended

MOTION: To adopt a resolution approving a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District

24. **PDD/R/TDR-2008-00798** Title: an Official Zoning Map Amendment to a Planned Development District application of Homes Westbrooke by Kilday & Associates Inc., Agent. Request: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Residential Planned Unit Development (PUD) Zoning District
- Title: a Requested Use of Homes Westbrooke by Kilday & Associates Inc., Agent. Request: to allow the Transfer of Development Rights.
- Title: a Transfer of Development Rights of Homes Westbrooke by Kilday & Associates Inc., Agent. Request: to allow the Transfer of Development rights for 115 units, to designate this site as a receiving area, and to allow a reduced cost of \$1.00 per unit for 59 Transfer of Development Rights units.
- General Location: Approximately 1 mile south of Lake Worth Road on the east side of Lyons Road. **(Andalucia PUD)** (Control 2008-00129)

Pages: 434 - 469

Conditions of Approval (460 - 465)

Project Manager: William Cross

Size: 78.41 acres \pm

BCC District: 6

(affected area 58.03 acres \pm)

DISCLOSURE

Staff Recommendation: Staff recommends approval of the Official Zoning Map Amendment; Requested Use; and, the Transfer of Development Rights (TDR) for 115 units, with a sale of 59 units for workforce housing at a price of \$1.00/unit, subject to 42 Conditions of Approval, as indicated in Exhibit C.

TDR Requested Use: to recommend approval of the request.

Transfer of 115 TDR Units: to recommend approval of the request, including the sale of 56 TDR units at a costs of \$1.00/unit.

Zoning Commission Recommendation: Approval: 4-3, as amended

MOTION: To adopt a resolution approving a rezoning from the Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD) Zoning District.

MOTION: To adopt a resolution to allow the Transfer of Development Rights.

MOTION: To adopt a resolution to allow the Transfer of Development Rights for 115 units, to designate this site as a receiving area, and to allow a reduced cost of \$1.00 per unit for 59 Transfer of Development Rights units.

25. **ZV/Z/DOA-2008-01192** Title: an Official Zoning Map Amendment application of Royal Palm Presbyterian Church Inc by Miller Land Planning, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District
Title: a Development Order Amendment of Royal Palm Presbyterian Church Inc by Miller Land Planning, Agent. Request: to modify the site plan, to add square footage, to modify conditions of approval (Engineering, Landscape, Signage, Lighting), and to add land area.
General Location: Approximately 650 feet east of Jog Road on the south side of Hypoluxo Road. **(Royal Palm Presbyterian Church)** (Control 1994-00080)

Pages: 470 - 498

Conditions of Approval (487 - 494)

Project Manager: Joyce Lawrence

Size: 5.83 acres ±

BCC District: 3

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 35 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District.

MOTION: To adopt a resolution approving a Development Order Amendment to modify the site plan, to add square footage, to modify Conditions of Approval (Landscape and Lighting), and to add land area and to recommend denial to amend the Access and Signage Conditions of Approval.

H. ULDC AMENDMENTS

DIRECTOR COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT