



**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA**

**February 4, 2010**

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

**APPLICATION/CHANGE**

**MOVE TO CONSENT AGENDA**

**5. (102-128)            Z/DOA-2009-0205 Maranatha Church (Control 1973-160)**

**AMENDMENTS**

**4. (55-101)            PDD/DOA/R/TDR-2009-3303 Isola Bella Isles PUD (Control 2004-458)**

Delete Planning Condition 3 of Exhibit C-1 PDD. [REASON: No longer applicable.]

Delete Planned Development Condition 3 of Exhibit C-1 PDD. [REASON: No longer applicable.]

Amend Planned Development Condition 4 of Exhibit C-1 PDD to read as follows:

- 4. Prior to final approval by the Development Review Officer (DRO), the Site/Regulating Plans shall be amended to indicate the following additional amenities within the Tract R-1 recreation area:...

Amend Planned Development Condition 5 of Exhibit C-1 PDD to read as follows:

- 5. Prior to the issuance of a building permit for the 100th unit, a Certificate of Occupancy (CO) shall be issued for a clubhouse or similar common building exceeding 2,500 total square feet on the Tract R-2 recreational parcel. This facility shall be equipped with a generator that complies with the following requirements:...

Delete Planned Development Condition 6 of Exhibit C-1 PDD. [REASON: No longer applicable.]

Delete Use Limitations Condition 4 of Exhibit C-2 Requested Use. [REASON: No longer applicable.]

Conditions will be renumbered accordingly.

**This page left blank intentionally**



---

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

**THURSDAY FEBRUARY 4, 2010**

**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 4, 2010**

**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 25, 2010 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. **Z/CA-2009-00211** Title: an Official Zoning Map Amendment application of Sunshine Commercial Investments Inc by South East Architect Services Inc, Agent. Request: to allow rezoning from Agricultural Residential (AR) to Commercial Low Office (CLO)  
Title: a Class A Conditional Use application of Sunshine Commercial Investments Inc by South East Architect Services Inc, Agent. Request: to allow a medical office  
General Location: North of Military Trail, at the intersection of Military Trail and Old Military Trail (**Sunshine Medical Office Building**) (Control 2004-00956)

Pages 1 - 22

Conditions of Approval Pages (15 - 18)

Project Manager: Joyce Lawrence

Size: 0.99 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the Official Zoning Map Amendment with a Conditional Overlay Zone (COZ) subject to 7 Conditions of Approval as indicated in Exhibit C-1 and approval for a Class A Conditional Use subject to 8 Conditions of Approval as indicated in Exhibit C -2.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from Agricultural Residential (AR) to Commercial Low Office (CLO) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a medical office building subject to the Conditions of Approval as indicated in Exhibit C-2.

2. **DOA-2009-04430** Title: a Development Order Amendment application of Martin Pakideh by David Lawrence Architecture, Agent. Request: to reconfigure the site plan and add square footage  
General Location: Northeast corner of Australian Avenue and Southern Boulevard (**Palm Beach Airport Hilton Expansion**) (Control 2000-00096)

Pages 23 - 41

Conditions of Approval Pages (34 - 37)

Project Manager: Douglas Robinson

Size: 35.81 acres ±

BCC District: 2

(affected area 1.17 acres ±)

Staff Recommendation: Staff recommends approval of the request subject 16 Conditions of Approval as indicated in Exhibit C.

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

3. **Z-2009-02175** Title: an Official Zoning Map Amendment application of Reguez Investments LLC by Land Research Management Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ)  
General Location: Northeast corner of the intersection of Tall Pines Road and Wallis Road. **(288 Tall Pines Road)** (Control 2009-00566)

Pages 42 - 55

Conditions of Approval Pages (51 - 52)

Project Manager: Ora Owensby

Size: 1.22 acres  $\pm$

BCC District: 6

(affected area 0.61 acres  $\pm$ )

Staff Recommendation: Staff recommends approval of the request subject to 5 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ), subject to the Conditions of Approval as indicated in Exhibit C.

4. **PDD/DOA/R/TDR-2009-03303** Title: an Official Zoning Map Amendment to a Planned Development District application of Hypoluxo Acquisition LLC by CMS Engineering LLC, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) Zoning District  
Title: a Development Order Amendment application of Hypoluxo Acquisition LLC by CMS Engineering LLC, Agent. Request: to modify the Master Plan; to add land area, add units, reconfigure the site plan, modify conditions of approval (Planning and Zoning) and restart the commencement clock  
Title: a Requested Use application of Hypoluxo Acquisition LLC by CMS Engineering LLC, Agent. Request: to allow a Daycare, General.  
Title: a Transfer of Development Rights application of Hypoluxo Acquisition LLC by CMS Engineering LLC, Agent. Request: to allow the Transfer of Development Rights for 126 units and approved the reduced cost of \$1.00 per unit for the Transfer of Development Rights units.  
General Location: Approximately 1,560 feet west of Military Trail, on the south side of Hypoluxo Road. (**Isola Bella Isles PUD**) (Control 2004-00458)

Pages 56 - 101

Conditions of Approval Pages (81 - 93)

Project Manager: Andrea Harper

Size: 70.98 acres ±

BCC District: 3

(affected area 53.69 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 47 Conditions of Approval as indicated in Exhibit C-1, 7 Conditions of Approval as indicated in Exhibit C-2 and 8 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 Agricultural Residential (AR) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.

**MOTION:** To recommend approval of Development Order Amendment to modify the Master Plan; to add land area, add units, reconfigure site plan, modify conditions of approval (Planning and Zoning) and restart the commencement clock subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Requested Use to allow a Daycare, General subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of the Transfer of Development Rights for 126 units and approve the reduced cost of \$1.00 per unit for the Transfer of Development Rights units subject to the Conditions of Approval as indicated in Exhibit C-3.

**E. CORRECTIVE RESOLUTIONS**

**F. ABANDONMENTS**

**END OF CONSENT AGENDA**



**REGULAR AGENDA****A. ITEMS PULLED FROM CONSENT****B. STATUS REPORTS****C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

5. **Z/DOA-2009-00205** Title: an Official Zoning Map Amendment application of Church Of God At Palm Beach Gardens by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Residential Single-family (RS) Zoning District to the Residential Transitional (RT) Zoning District.

Title: a Development Order Amendment application of Church Of God At Palm Beach Gardens by Cotleur & Hearing Inc., Agent. Request: to reconfigure the site plan.

General Location: Northwest corner of Lone Pine Road and Prosperity Farms Road (**Maranatha Church**) (Control 1973-00160)

Pages 102 - 128

Conditions of Approval Pages (121 - 126)

Project Manager: Carol Glasser

Size: 12.47 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 20 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of an Official Zoning Map Amendment from the Residential Single-family (RS) Zoning District to the Residential Transitional (RT) Zoning District.

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

**D. ZONING APPLICATIONS - NEW**

6. **DOA/R-2009-00995** Title: a Development Order Amendment application of Woolbright Jog LLC by Land Design South Inc., Agent. Request: to modify the site plan

Title: a Requested Use application of Woolbright Jog LLC by Land Design South Inc., Agent. Request: to allow a Day Care, General

General Location: Northwest corner of Woolbright Road and Jog Road (**Valencia Square MUPD**) (Control 1998-00078)

Pages 129 - 159

Conditions of Approval Pages (141 - 154)

Project Manager: Joyce Lawrence

Size: 23.85 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 67 Conditions of Approval as indicated in Exhibit C-1 and 7 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the site plan subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Requested Use to allow a Day Care, General subject to the Conditions of Approval as indicated in Exhibit C-2.

- 7. [ZV-2009-04754](#) Title: A Type II Variance application of Kirk Angelocci by Land Design South Inc., Agent. Request: to allow a reduction in the required parking spaces.

General Location: Approximately 0.4 miles west of the intersection of Haverhill Road and Purdy Lane. **(Angelocci PUD)** (Control 2003-00061)

Pages 160 - 187

Conditions of Approval Pages (168 - 168)

Project Manager: Andrea Harper

Size: 12.92 acres ±

BCC District: 2

Staff Recommendation: Staff recommends Denial of the Variance.

**MOTION:** To adopt a resolution denying a Type II Variance to allow a reduction in the required parking spaces.

**E. SUBDIVISION VARIANCE**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

- 8. [Zoning Commission Annual Workshop](#)

Pages 188 - 201

**MOTION:**

**C. EXECUTIVE DIRECTOR**

**COMMISSIONER COMMENTS**

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

- 9.

Pages

**MOTION:**

**ADJOURNMENT**