



**Exhibit C-2 Requested Use**

**Add Landscape Perimeter Condition 3 and renumber accordingly:**

3. In addition to ULDC requirements, the south perimeter landscape buffer shall be upgraded to include:

- a. A continuous berm with an average height of two and one-half (2.5) feet;
- b. The required large shrubs shall be planted at the top of the berm as a continuous hedge; and,
- c. The hedge in conjunction with the berm shall be maintained at a minimum height of eight (8) feet.

**DOA/R-2010-2822 Villages of Windsor SW Civic**

**TRAFFIC IMPACTS inadvertently omitted from Staff Review and Analysis are as follows:**

Petitioner has estimated the build-out of the project to be December 31, 2015. Previously approved traffic from this project was 11,264 trips per day, 922 trips in the PM peak hour. Additional traffic expected from this project is 1,095 trips per day, 90 trips in the PM peak hour, for a grand total of 12,359 trips per day, 1,012 trips in the PM peak hour. Additional traffic is subject to review for compliance with the Traffic Performance Standard. There are no improvements to the roadway system required for compliance with the Traffic Performance Standards.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK directional)

Segment: Lyons Road from Boynton Beach Blvd to Hypoluxo Road - Northbound

Existing count: 786

Background growth: 537

Project Trips: 30

Total Traffic: 1,353

Present laneage: 4LD

LOS "D" capacity: 1,960

Projected level of service: C



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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**THURSDAY APRIL 28, 2011**

**9:30 A.M. 6<sup>TH</sup> 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/](http://www.pbcgov.com/pzb/)

*Disclaimer: Agenda subject to changes at or prior to the public hearing.*

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

**APRIL 28, 2011**

**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/R-2010-02573** Title: a Development Order Amendment application of Chick-fil-A Inc. by Corporate Property Services Inc., Agent. Request: to reconfigure the site plan; relocate requested uses; and, to modify/delete Conditions of Approval (All Petitions, Building and Site Design, Use Limitations).

Title: a Requested Use of Chick-fil-A Inc. by Corporate Property Services Inc., Agent. Request: to allow a Type 1 Restaurant.

General Location: Northeast corner of Jog Road and Lantana Road. **(Chick-fil-A at Lee Square)** (Control 1981-00186)

Pages: 1 - 1

Project Manager: Carol Glasser

Size: 38.19 acres ±

BCC District: 3

(affected area 12.09 acres ±)

Staff Recommendation: To postpone to Thursday, May 26, 2011.

**MOTION:** To postpone to Thursday, May 26, 2011.

**B. REMANDS**

- 2. **ZV/DOA-2010-01728** Title: a Development Order Amendment application of Siemens Group Inc., Mizner Trail Golf Club Ltd 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 - 136

Conditions of Approval (57 - 63)

Project Manager: Wendy Hernandez

Size: 1,945.96 acres ±

BCC District: 4

(affected area 129.88 acres ±)

Zoning Commission Recommendation: Denied 5-3

**MOTION:** To remand the application to the June 2, 2011 Zoning Commission to review the revised plans dated April 6, 2011 which include a reduction in units from 390 to 291.

OR

To deny the remand and hear the application on the Regular Agenda, Section H-Previously Postponed Zoning Applications.

AND

To adopt a resolution denying the Development Order Amendment to modify and redesignate uses, and add POD's, units, and access points on the Master Plan.

**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**

- 3. **STR-1984-00163-1** Status Report for Resolution R-1994-0358(Control No. 1984-163). Property Owner: Delray Commons of Palm Beach, Inc. General Location: west side of Military Trail, 2 miles north of Atlantic Avenue Current Zoning: CG (**Arcadia Properties**)

Pages: 137 - 140

Size: 4.04 acres ±

BCC District: 5

**MOTION:** To revoke the Concurrency Reservation for 26,959 sf of office, business or professional, and current approved site plan, Exhibit #39 for Control No. 1984-163.

- 4. **STR-1984-00130-1** Status Report for Resolution R-2005-0379 (Control No. 1984-130). Property Owner: J. Dorsey, Equity Trust Custodian & F/B/O Gaston Criblez IRA, A. Golden, R. Madris, and Mort. & RE I General Location: west side of Vista Parkway, north of Okeechobee Boulevard. Current Zoning: PIPD (**Vista Center**)

Pages: 141 - 144

Size: 1.14 acres ±

BCC District: 2

**MOTION:** To adopt a resolution revoking a Requested Use to allow a Daycare General pursuant to Resolution R-2005-0379 (Control No. 1984-130).

- 5. **STR-1995-00102-1** Status Report for Resolution R-1996-0385(Control No. 1995-102). Property Owner: Wynn & Sons Environmental General Location: south side of Belvedere Road, 2/10 mile west of Skees Road Current Zoning: IL (**TLC Diversified, Inc**)

Pages: 145 - 147

Size: 3.86 acres ±

BCC District: 6

**MOTION:** To revoke the Concurrency Reservation for 12,000 s.f. of office space and 38,000 s.f. of warehouse space.

**D. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- 6. **Z/CA-2010-02802** Title: an Official Zoning Map Amendment application of 934 Pike LLC by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the Multi-Family Residential (RM) Zoning District to the Light Industrial (IL) Zoning District.

Title: a Class A Conditional Use of 934 Pike LLC by Jon E Schmidt & Associates, Agent. Request: to allow Gas and Fuel, Wholesale.

General Location: Located on the east side of Pike Road approximately 300 feet south of Belvedere Road. **(934 Pike LLC)** (Control 2010-00352)

Pages: 148 - 180

Conditions of Approval (164 - 167)

Project Manager: Donna Adelsperger

Size: 1.91 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of an Official Zoning Map Amendment with a Conditional Overlay Zone (COZ) subject to 17 Conditions of Approval as indicated in Exhibit C-1 and a Class A Conditional Use subject to 3 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approval: 9-0, as amended for both requests

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow for a rezoning from the Residential Multi-family (RM) 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-1.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow Gas and Fuel Wholesale subject to the Conditions of Approval as indicated in Exhibit C-2.

**E. ZONING APPLICATIONS - NEW**

- 7. **DOA-2010-02819** Title: a Development Order Amendment application of Di Giardina by Land Developers Consortium LLC, Agent. Request: to amend conditions of approval (use limitations and hours of operation).

General Location: Approximately 0.06 mile west of Military Trail on the north side of Northlake Boulevard. **(Villa Palma Professional Park)** (Control 2002-00053)

Pages: 181 - 204

Conditions of Approval (194 - 200)

Project Manager: Carrie Rechenmacher

Size: 2.23 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval the Development Order Amendment subject to 41 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 9-0, as amended

**MOTION:** To adopt a resolution approving a Development Order Amendment to amend Conditions of Approval (Use Limitations and Hours of Operation) subject to Conditions of Approval as indicated in Exhibit C.



8. **DOA/R-2010-03026** Title: a Development Order Amendment application of Bridgestone Retail Operations by Urban Design Kilday Studios, Agent. Request: to reconfigure the site plan, add square footage and modify Conditions of Approval (Landscape)

Title: a Requested Use of Bridgestone Retail Operations by Urban Design Kilday Studios, Agent. Request: to allow Repair and Maintenance, General

General Location: Southwest corner of Okeechobee Boulevard and Jog Road. **(Waterford Crossing MUPD)** (Control 1989-00127)

Pages: 205 - 241

Conditions of Approval (223 - 229)

Project Manager: Joyce Lawrence

Size: 11.38 acres ±

BCC District: 2

(affected area 1.20 acres ±)

Staff Recommendation: Staff recommends approval of a Development Order Amendment subject to 24 Conditions of Approval as indicated in Exhibit C-1 and approval of the Requested Use subject to 5 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approval: 9-0, as amended for both requests

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the site plan, add square footage and modify Conditions of Approval (Landscape) subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Requested Use to allow General Repair and Maintenance subject to the Conditions of Approval as indicated in Exhibit C-2.

9. **DOA-2010-01210** Title: a Development Order Amendment application of Woolbright Jog LLC by Site Enhancement Services, Agent. Request: to amend conditions of approval (Sign).

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

Pages: 242 - 271

Conditions of Approval (256 - 267)

Project Manager: Joyce Lawrence

Size: 16.85 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the Development Order Amendment subject to 63 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 9-0, as amended

**MOTION:** To adopt a resolution approving a Development Order Amendment to amend the Signs Conditions of Approval subject to the Conditions of Approval as indicated in Exhibit C.

10. **DOA/CA-2010-02216** Title: a Development Order Amendment application of Covenant Centre Inc by Cotleur & Hearing Inc., Agent. Request: to reconfigure the site plan; to reduce square footage and number of children for the general day care; and reduce the number of seats for the Place of Worship

Title: a Class A Conditional Use of Covenant Centre Inc by Cotleur & Hearing Inc., Agent. Request: to allow a Charter School

General Location: Northwest corner of Roan Lane and Northlake Boulevard **(Covenant Church)** (Control 1974-00083)

Pages: 272 - 295

Conditions of Approval (286 - 291)

Project Manager: Joyce Lawrence

Size: 3.33 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of a Development Order Amendment subject to 21 Conditions of Approval as indicated in Exhibit C-1, and approval of a Class A Conditional Use subject to 3 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approval: 9-0 as amended, for both requests

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the site plan to reduce square footage and number of children for the General Day Care, and reduce the number of seats for the Place of Worship subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow a Charter School subject to the Conditions of Approval as indicated in Exhibit C-2.

11. **EAC-2011-00158** Title: an Expedited Application Consideration (EAC) application of Colony at Lake Worth LLC by Land Design South Inc., Agent. Request: to modify Conditions of Approval (Planning)

General Location: Northwest corner of Lantana Road and Myers Road **(Colony at Lake Worth PUD)** (Control 2003-00011)

Pages: 296 - 324

Conditions of Approval (312 - 320)

Project Manager: Joyce Lawrence

Size: 22.29 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the Expedited Application Consideration subject to 45 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving an Expedited Application Consideration to modify Conditions of Approval (Planning) subject to the Conditions of Approval as indicated in Exhibit C.

12. **PDD/R-2010-00977** Title: an Official Zoning Map Amendment to a Planned Development District (PDD) application of WJCCT Inc by Beril Kruger Planning Zoning Consultants, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Recreation Vehicle Planned Development (RVPD) Zoning District for an existing campground.

Title: a Requested Use of WJCCT Inc by Beril Kruger Planning Zoning Consultants, Agent. Request: to allow an On-site Sewage Treatment Plant.

General Location: Approximately 700 feet south of Indiantown Road on the west side of N 130th Avenue. **(West Jupiter Camping Resort)** (Control 1977-00112)

Pages: 325 - 345

Conditions of Approval (340 - 341)

Project Manager: Joyce Lawrence

Size: 9.14 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of an Official Zoning Map Amendment subject to 9 Conditions of Approval as indicated in Exhibit C and approval of the Requested Use.

Zoning Commission Recommendation: Approval: 9-0, as amended for both requests

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Recreation Vehicle Planned Development (RVPD) Zoning District for an existing campground subject to the Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Requested Use to allow an On-site Sewage Treatment Plant.

13. **Z-2010-03032** Title: An Official Zoning Map Amendment. application of Dennis Discount by Miller Land Planning, Agent. Request: to allow Rezoning from the General Commercial (CG) Zoning District to the Community Commercial (CC) Zoning District.

General Location: West side of State Road 7, approximately 2,000 feet north of Lantana Road. **(Three D Commercial)** (Control 2004-00925)

Pages: 346 - 361

Conditions of Approval (356 - 356)

Project Manager: Douglas Robinson

Size: 1.87 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of an Official Zoning Map Amendment with a Conditional Overlay Zone (COZ) subject to 5 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 9-0, as amended

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the General Commercial (CG) Zoning District to the Community Commercial (CC) Zoning District with a Conditional Overlay Zone (COZ) subject to Conditions of Approval as indicated in Exhibit C.

## F. CORRECTIVE RESOLUTIONS

**G. ABANDONMENTS**

**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**

14. **DOA/R-2010-02822** Title: a Development Order Amendment application of Civic Development Group LLC by CMS Engineering LLC, Agent. Request: to add a Congregate Living Facility, Type 3 and a Nursing Facility to the Preliminary Master Plan; and, delete 2 access points.

Title: a Requested Use of Civic Development Group LLC by CMS Engineering LLC, Agent. Request: to allow a Congregate Living Facility, Type 3 and a Nursing Facility.

General Location: Southwest corner of Hypoluxo and Lyons Roads (**Villages of Windsor SW Civic**) (Control 1996-00081)

Pages: 362 - 401

Conditions of Approval (380 - 396)

Project Manager: Carol Glasser

Size: 22.50 acres ±

BCC District: 3

**DISCLOSURE**

Staff Recommendation: To recommend approval of the Development Order Amendment subject to 70 Conditions of Approval as indicated in Exhibit C-1 and approval of the Requested Uses subject to 9 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved 9-0

**MOTION:** To adopt a resolution approving a Development Order Amendment to add a Congregate Living Facility, Type 3 and a Nursing Facility to the Preliminary Master Plan; and, delete 2 access points subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving Requested Uses to allow a Congregate Living Facility, Type 3 and a Nursing Facility subject to the Conditions of Approval as indicated in Exhibit C-2.

**I. ZONING APPLICATIONS - NEW****J. ULDC AMENDMENTS****K. COMPREHENSIVE PLAN TEXT AMENDMENTS****L. OTHER ITEMS****END OF REGULAR AGENDA****DIRECTOR COMMENTS****A. EXECUTIVE DIRECTOR****B. COUNTY ATTORNEY**

**C. PLANNING DIRECTOR**

**D. ZONING DIRECTOR**

15. [Update on Rural Tier Lighting Standards, and Overview of Provisions for Animal Shelters and Kennels](#)

Pages: 402 - 411

16. [Produce Stands and Proposed ULDC Amendments in Round 2011-02](#)

Pages: 412 - 418

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

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