



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

AMENDMENTS TO THE AGENDA

June 3, 2010

**AGENDA ITEM #
PAGE #**

APPLICATION/CHANGE

AMENDMENTS

- 3. (64-96) ZV/CA-2009-2677 Macedonian Orthodox Church
(Control 1973-079)

Amend Engineering Condition E.2 to read as follows:

- 2. ...for 60 feet of right of way from centerline of Northlake Blvd. prior to the issuance of the first building permit for additional building square footage or site modification.

MOVE TO REGULAR AGENDA

- 5. (135-156) PDD-2009-2680 Boynton Beach Office and Storage
(Control 2009-1683)

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

THURSDAY JUNE 3, 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/

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

AGENDA
PALM BEACH COUNTY ZONING COMMISSION

JUNE 3, 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, June 24, 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. **PDD-2009-03949** Title: an Official Zoning Map Amendment to a Planned Development District application of Northlake 20 LLC by Land Design South Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District
General Location: Southwest corner of Northlake Boulevard and 112th Terrace North (**Bayhill Commons**) (Control 2007-00094)

Pages 1 - 20

Conditions of Approval Pages (13 - 16)

Project Manager: Joyce Lawrence

Size: 9.82 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 23 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 Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

2. **DOA-2010-00148** Title: a Development Order Amendment application of Florida Auto Auction Of Orlando Inc by Urban Design Kilday Studios, Agent. Request: to reconfigure the site plan, add square footage, and restart the development clock.
General Location: East side of Sansbury's Way between Belvedere Road and Southern Boulevard (**Manheim Palm Beach MUPD**) (Control 2005-00641)

Pages 21 - 63

Conditions of Approval Pages (37 - 43)

Project Manager: Carol Glasser

Size: 91.60 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 37 Conditions of Approval as indicated in Exhibit C.

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

3. **ZV/CA-2009-02677** Title: a Type II Zoning Variance application of Macedonian Orthodox Church by Frogner Consulting Inc., Agent. Request: to allow 100% encroachment of utility easement in the west incompatibility buffer; to allow a reduction in the right-of-way width.

Title: a Class A Conditional Use application of Macedonian Orthodox Church by Frogner Consulting Inc., Agent. Request: to allow a Place of Worship.

General Location: Approximately 0.25 mile west of Military Trail on the south side of Northlake Boulevard (**Macedonian Orthodox Church**) (Control 1973-00079)

Pages 64 - 96

Conditions of Approval Pages (80 - 83)

Project Manager: Andrea Harper

Size: 1.14 acres \pm

BCC District: 1

(affected area 1.10 acres \pm)

Staff Recommendation: Staff recommends approval of the Type II Variance to allow a 100 percent encroachment of a utility easement in the west buffer and a 10 foot reduction in the right of way buffer width along the north property subject to 6 Conditions of Approval as indicated in Exhibit C-1; Staff is recommending approval of the Class A Conditional Use to allow a Place of Worship subject to 22 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow a hundred (100) percent encroachment of a utility easement in the west buffer and a 10 foot reduction in the buffer along the north property; 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 Place of Worship subject to the Condition of Approval as indicated in Exhibit C-2.

4. **DOA-2009-04753** Title: A Development Order Amendment. application of Kirk Angelocci by Land Design South Inc., Agent. Request: to reconfigure the site plan and to modify/delete Conditions of Approval. (Engineering, School Board and Zoning)

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

Pages 97 - 134

Conditions of Approval Pages (119 - 126)

Project Manager: Andrea Harper

Size: 12.92 acres \pm

BCC District: 2

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 reconfigure the site plan and modify and delete Conditions of Approval (Engineering, School and Zoning) subject to Conditions of Approval as indicated in Exhibit C.

- 5. **PDD-2009-02680** Title: an Official Zoning Map Amendment to a Planned Development District application of Mazzone Farms Inc by Land Design South Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.

General Location: Approximately 0.5 mile west of Jog Road on the north side of Boynton Beach Boulevard (**Boynton Beach Office and Storage**) (Control 2009-01683)

Pages 135 - 156

Conditions of Approval Pages (149 - 152)

Project Manager: Andrea Harper

Size: 8.87 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 26 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 Districts to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

- A. ITEMS PULLED FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**
- E. SUBDIVISION VARIANCE**

END OF REGULAR AGENDA

DIRECTOR COMMENTS

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**
- C. EXECUTIVE DIRECTOR**

COMMISSIONER COMMENTS

ADJOURNMENT

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