

**PRELIMINARY MINUTES  
ZONING COMMISSION  
ZONING MEETING**

**THURSDAY, DECEMBER 2, 2010**  
9:00A.M., 1<sup>ST</sup> Floor  
Vista Center Hearing Room, VC-1W-47  
2300 N. Jog Road, West Palm Beach FL 33411

**CALL TO ORDER**

- A. Roll Call 9:00 a.m.**  
 Commissioner Sherry Hyman, Chair **Present**  
 Commissioner Sheri Scarborough, Vice Chair *Arrived 9:03 a.m.*  
 Commissioner William F. Anderson **Present**  
 Commissioner Allen Kaplan **Present**  
 Commissioner Joanne Davis **Present**  
 Commissioner Alex Brumfield **Present**  
 Commissioner Sam Caliendo Absent  
 Commissioner Mark Beatty **Present**  
 Commissioner Robert Currie Absent

**B. Opening Prayer and Pledge of Allegiance**

**C. Remarks of the Chair**

**D. Proof of Publication** – Motion to receive and file, carried 7-0.

**E. Adoption of the Minutes** – Motion carried 7-0.

**F. Swearing In**

**G. Disclosures-** Listed by Agenda Number

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
n/a	Absent	3	n/a	3	n/a	n/a	Absent	3

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**B. REMANDS**

1. **PDD/R-2009-3941** Title: an Official Zoning Map Amendment to a Planned Development District application of Coconut Northlake 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. Title: a Requested Use application of Coconut Northlake LLC by Land Design South Inc., Agent. Request: to allow a Type I Restaurant and a Convenience Store with Gas Sales including an accessory car wash. General Location: Southwest corner of Coconut Boulevard and Northlake Boulevard. (Shops at Indian Trails) (Control 2006-00147)

Pages 1 - 1  
 Project Manager: Joyce Lawrence  
 Size: 30.71 acres  
 BCC District: 6

Staff Recommendation: To remand this application to the January 12, 2011 DRO meeting.

MOTION: To remand this application to the January 12, 2011 DRO meeting.  
Motion carried 7-0.

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Absent	Yes
			Seconded			Maker		

**DECISION: REMAND TO JANUARY 12, 2011 DRO MEETING**

**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. **CA-2010-01721** Title: a Class A Conditional Use application of Canada Court Investments LLC by Urban Design Kilday Studios, Agent. Request: to allow a Congregate Living Facility, Type 3. General Location: Approximately 1/3 mile south of 6th Avenue and west of Congress Avenue on the north and south side of Prince Drive (Canada Court II) (Control 2010-00319)

Pages 2 - 23  
Conditions of Approval Pages (14- 15)  
Project Manager: Carol Glasser  
Size: 1.48 acres +  
BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to 7 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application:**

A brief discussion by the Commissioners addressed concerns for resident safety because of the roadway running through the middle of the property. Zoning staff responded the structures and roadways are all existing. A site visit indicated minimal traffic for this location.

MOTION: To recommend approval of a Class A Conditional Use to allow a Congregate Living Facility, Type 3 subject to the Conditions of Approval as indicated in Exhibit C. Motion carried 7-0.

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Absent	Yes
			Seconded			Maker		

**DECISION: RECOMMEND APPROVAL AS ADVERTISED**

3. **ZV-2010-02219** Title: Type II Standalone Variance application of Pebb Boca Corporate Llc by Cotleur & Hearing Inc., Agent. Request: to allow a Type II Variance for an increase in square footage for two wall signs. General Location: Southeast corner of the intersection of Glades Road and Florida Turnpike. (Arvida Parkway Center) (Control 1980-00161)

Pages 24-47  
 Conditions of Approval Pages (34 - 34)  
 Project Manager: Douglas Robinson  
 Size: 7.47 acres ±  
 BCC District: 5  
 (affected area 0.41 acres ±)

Staff Recommendation: Staff recommends approval of the request to allow a Type II Variance for an increase in square footage for two wall signs subject to conditions as indicated in Exhibit C.

**People who spoke on this application:**

Donaldson Hearing – Agent, agrees with the conditions of approval and changes on the add/delete.

MOTION: To adopt a resolution approving a Type II Zoning Variance to allow a Type II Variance for an increase in square footage for two wall signs subject to conditions as indicated in Exhibit C. Motion carried 7-0.

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Abesent	Yes	Yes	Yes	Yes	Yes	Absent	Yes
			Seconded			Maker		

**DECISION: APPROVED AS AMENDED**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- DOA-2010-00143** Title: a Development Order Amendment application of Boynton Hagen LLC - Ram Realty Assoc by Land Design South Inc., Agent. Request: to modify the site plan and add square footage. General Location: Northwest corner of Boynton Beach Boulevard and Hagen Ranch Road. (Hagen Ranch/Boynton Beach MUPD) (Control 2006-00520)

Pages 48 - 77  
 Conditions of Approval Pages (67 - 72)  
 Project Manager: Joyce Lawrence  
 Size: 3.70 acres ±  
 BCC District: 5  
 (affected area 3.63 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 29 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application:**

Brian Terry- Agent, agreed to all the Conditions of Approval. COBWRA voiced no further concerns.

MOTION: To recommend approval of a Development Order Amendment to modify the site plan and add square footage subject to the Conditions of

Approval as indicated in Exhibit C. Motion carried 7-0.

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Absent	Yes
Seconded						Maker		

**DECISION: RECOMMEND APPROVAL AS ADVERTISED**

**D. ZONING APPLICATIONS - NEW**

- 5. **CA-2010-00650** Title: a Class A Conditional Use application of Acreage SDA Fellowship Inc by Land Research Management Inc., Agent. Request: to allow a place of worship. General Location: Northwest corner of Orange Boulevard and Apache Boulevard. (Acreage SDA Fellowship) (Control 2010-00114)

Pages 78-100  
 Conditions of Approval Pages (92 - 94)  
 Project Manager: Joyce Lawrence  
 Size: 2.90 acres +BCC District: 6

Staff Recommendation: Staff recommends approval of a Class A Conditional Use for a Place of Worship subject to 25 Conditions of Approval as indicated in Exhibit C.

**People who spoke on this application:**

Joyce Lawrence – Site Planner II, gave a brief presentation.  
 Kevin McGinley – Agent, highlighted areas incorporated in the site design to mitigate negative impact to the existing residential properties. He mentioned that two surrounding residents were in attendance at the hearing but did not wish to speak and agreed to meet with them to address their concerns.

MOTION: To recommend approval of a Class A Conditional Use to allow a Place of Worship subject to the Conditions of Approval as indicated in Exhibit C. Motion carried 7-0.

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Absent	Yes
Seconded						Maker		

**DECISION: RECOMMEND APPROVAL AS AMENDED**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

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

**COMMISSIONER COMMENTS**

**ADJOURNMENT** – Meeting adjourned at 9:18 a.m.