

County Administrator

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**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

AMENDMENTS TO THE AGENDA

October 7, 2010

AGENDA ITEM #
PAGE #

APPLICATION/CHANGE

AMENDMENTS

6. (27-50)

**Z/CA-2010-0975
(Control 2005-147)**

Haverhill Road Medical Office

Delete Engineering Conditions 1, 2, 3, 4 and 5 from Exhibit C-2 for the Conditional Use Class A.



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

THURSDAY OCTOBER 7, 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

OCTOBER 7, 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, October 28, 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

- 1. **PDD/R-2009-03941** 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 recommend postponement of the application to November 4, 2010.

MOTION: To postpone the application to November 4, 2010.

- 2. **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 2 - 2

Project Manager: Joyce Lawrence

Size: 3.70 acres ±

BCC District: 5

(affected area 3.63 acres ±)

Staff Recommendation: To recommend postponement of the application to November 4, 2010.

MOTION: To postpone the application to November 4, 2010.

- 3. **ZV-2010-01980** Title: A Type II Standalone Variance application of Craig Lichtblau by Frogner Consulting Inc., Agent. Request: to allow accessory structures to be located in the front yard.
General Location: Approximately 460 feet north of Pennock Point Road east of Loxahatchee River Road. (**Lichtblau Residence**) (Control 2010-00259)

Pages 3 - 3

Project Manager: Douglas Robinson

Size: 1.01 acres ±

BCC District: 1

(affected area 1.00 acres ±)

Staff Recommendation: To recommend postponement of the application to November 4, 2010.

MOTION: To postpone the application to November 4, 2010.

B. REMANDS

C. WITHDRAWALS

4. **ZV-2010-01712** Title: a Type II Zoning Variance application of George Elmore by Corporate Property Services, Agent. Request: to allow more than one freestanding structure within an MUPD.

General Location: Southwest corner of Southern Boulevard and State Road 7. **(Western Plaza)** (Control 1977-00048)

Pages 4 - 4

Project Manager: Autumn Sorrow

Size: 32.86 acres ±

BCC District: 6

MOTION: No motion necessary.

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**

5. **PDD-2010-00659** Title: an Official Zoning Map Amendment to a Planned Development District application of Boca Raton Commerce Center II LLC by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

General Location: West of Boca Rio Road at the terminus of 210th Street South. **(Boca Raton Commerce Center)** (Control 1997-00032)

Pages 5 - 26

Conditions of Approval Pages (20 - 22)

Project Manager: Carol Glasser

Size: 4.79 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval subject to 17 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Light Industrial (IL) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

6. **Z/CA-2010-00975** Title: an Official Zoning Map Amendment application of Haverhill Quadplex LLC by Land Design South Inc., Agent. Request: to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Commercial Low Office (CLO) Zoning District.

Title: a Class A Conditional Use application of Haverhill Quadplex LLC by Land Design South Inc., Agent. Request: to allow a Medical or Dental Office.

General Location: 355' South of Vilma Lane on the east side of Haverhill Road. **(Haverhill Road Medical Office)** (Control 2005-00147)

Pages 27 - 50

Conditions of Approval Pages (43 - 46)

Project Manager: Carol Glasser

Size: 0.67 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the rezoning with a Conditional Overlay Zone subject to 9 Conditions of Approval as indicated in Exhibit C-1 and approval of the Class A Conditional Use subject to 12 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Commercial Low Office (CLO) Zoning District with a Conditional Overlay Zone (COZ) 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 or Dental Office subject to the Conditions of Approval as indicated in Exhibit C-2.

- 7. **Z-2010-01425** Title: an Official Zoning Map Amendment application of Palm Beach County by Gentile Holloway O'Mahoney & Assoc, Palm Beach County, Agent. Request: to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Public Ownership (PO) Zoning District. General Location: Northwest corner of Seminole Boulevard and Oswego Avenue. **(PBC Fire Station No. 24)** (Control 2008-00601)

Pages 51 - 65

Conditions of Approval Pages (64 - 64)

Project Manager: Donna Adelsperger

Size: 0.94 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request for an Official Zoning Map Amendment subject to 3 Voluntary Commitments as indicated in Exhibit C.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Public Ownership (PO) Zoning District subject to the Voluntary Commitments 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

8. **DOA/R-2010-00144** Title: a Development Order Amendment application of Costco Wholesale Corp by BOHLER Engineering, Agent. Request: to modify/delete Conditions of Approval (Building and Site Design, MUPD, Signs, and Use Limitations), to reconfigure the site plan and add square footage.

Title: a Requested Use application of Costco Wholesale Corp by BOHLER Engineering, Agent. Request: to allow an auto service station.

General Location: Approximately 0.8 mile north of the intersection of Clint Moore Road and Congress Avenue, on the east side of Congress Avenue. **(Boca Congress Center/ Costco Gas)** (Control 1995-00063)

Pages 66 - 101

Conditions of Approval Pages (86 - 96)

Project Manager: Autumn Sorrow

Size: 21.02 acres ±

BCC District: 4

Staff Recommendation: Staff recommends approval of the request subject to 56 Conditions of Approval as indicated in Exhibit C-1 and 6 Conditions of Approval as indicated in Exhibits C-2.

MOTION: To recommend approval of a Development Order Amendment to modify/delete Conditions of Approval (Building and Site Design, MUPD, Signs, and Use Limitations), to reconfigure the site plan and add square footage subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Requested Use to allow an auto service station subject to the Conditions of Approval as indicated in Exhibit C-2.

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

