

**PRELIMINARY MINUTES  
ZONING COMMISSION  
ZONING MEETING**

**THURSDAY, OCTOBER 7, 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 **Present**  
 Commissioner William F. Anderson **Present**  
 Commissioner Allen Kaplan **Present**  
 Commissioner Joanne Davis *Arrived 9:14 a.m.*  
 Commissioner Alex Brumfield **Absent**  
 Commissioner Sam Caliendo *Arrived 9:07 a.m.*  
 Commissioner Mark Beatty **Present**  
 Commissioner Robert Currie **Present**
- B. Opening Prayer and Pledge of Allegiance**
- C. Remarks of the Chair**
- D. Proof of Publication** – Motion to receive and file, carried 6-0.
- E. Adoption of the Minutes** – as amended, carried 6-0. Corrections to Items 9, 10 and 13.
- F. Swearing In**

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

Brumfield	Currie	Davis	Anderson	Hyman	Scarborough	Kaplan	Caliendo	Beatty
Absent	None	None	None	8	None	None	8	None

*Commissioner Caliendo arrived 9:07 a.m.*

**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

**MOTION:** To postpone the application to November 4, 2010, carried 7-0.

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

**DECISION: POSTPONE 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

**MOTION:** To postpone the application to November 4, 2010, carried 7-0.

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

**DECISION: POSTPONE 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 201 0-00259)

Pages 3-3  
 Project Manager: Douglas Robinson  
 Size: 1 .01 acres ±  
 BCC District: 1

**MOTION:** To postpone the application to November 4, 2010, carried 7-0.

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

**DECISION: POSTPONE 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.

**CONSENT AGENDA**

- A. **REQUESTS TO PULL ITEMS FROM CONSENT-** No Applications pulled from Consent Agenda
- 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.

**People who spoke on this application:**

Chris Barry, agent – agrees with the conditions of approval but would like to review an Engineering condition between ZC and BCC.

**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, carried 7-0.

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

**DECISION: RECOMMEND APPROVAL AS ADVERTISED**

- 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.

**People who spoke on this application:**

Jeff Brophy, agent – agrees with the conditions of approval including the changes on the add/delete.

**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 amended, as indicated in Exhibit C-1, carried 7-0.

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

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Medical or Dental Office subject to the Conditions of Approval, as amended, as indicated in Exhibit C-2, carried 7-0.

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

**DECISION: RECOMMEND APPROVAL AS AMENDED**

*Commissioner Davis arrived 9:14 a.m.*

- 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 (P0) 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.

**People who spoke on this application:**

Audrey Wolfe – Facilities and Development, agrees to the Voluntary Commitments.

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Public Ownership (P0) Zoning District subject to the Voluntary Commitments as indicated in Exhibit C, carried 8-0.

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

**DECISION: RECOMMEND APPROVAL AS ADVERTISED**

**E. CORRECTIVE RESOLUTIONS –**

**F. ABANDONMENTS**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT** No Applications pulled from Consent Agenda

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**8. DOAR-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 Exhibit C-2.

**People who spoke on this application:**

Autumn Sorrow – Senior Site Planner, gave a brief presentation.

Mark Rickards – Agent, gave a presentation and addressed Commissioner’ s previous concerns regarding queuing and traffic flow for the auto service station.

**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, carried 8-0.

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

**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, carried 8-0.

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

**DECISION: RECOMMEND APPROVAL AS ADVERTISED**

**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** – Meeting adjourned at 9:30 a.m.