



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY MAY 26, 2011

9:30 A.M. 6TH 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/

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

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

MAY 26, 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. **ZV/CA-2010-00974** Title: A Type II Concurrent Variance application of Race Trac Petroleum Inc by Gary M. Brandenburg and Associates, Agent. Request: to allow 24 hours operation within 250 feet of a residential district
Title: A Class A Conditional Use of Race Trac Petroleum Inc by Gary M. Brandenburg and Associates, Agent. Request: to allow a Convenience Store with Gas Sales
General Location: Northwest corner of Military Trail and Landar Road within 1,000 feet of Lake Worth Road (**Military Trail Commercial**) (Control 1977-00190)

 Pages: 1 - 1
 Project Manager: Joyce Lawrence
 Size: 3.29 acres ± BCC District: 2

Staff Recommendation: Staff recommends denial of a Type II Zoning Variance and denial of the Class A Conditional Use based on findings in the staff report.

Zoning Commission Recommendation: Postponed 6-0

MOTION: To adopt a resolution denying a Type II Zoning Variance to allow 24 hours operation within 250 feet of a residential district.

2. **DOAR-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: 2 - 2
 Project Manager: Carol Glasser
 Size: 38.19 acres ± BCC District: 3
 (affected area 12.09 acres ±)

Staff Recommendation: To recommend approval of a Development Order Amendment subject to 67 Conditions of Approval as indicated in Exhibit C-1 and a Type 1 Restaurant Requested Use subject to 4 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Postponed 6-0

MOTION: To recommend approval of a Development Order Amendment to reconfigure the site plan; relocate requested uses; and, to modify/delete Conditions of Approval (All Petitions, Building and Site Design, Use Limitations) subject to the Conditions of Approval as indicated in Exhibit C-1.

B. REMANDS

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-1984-00130-1** Status Report for Resolution R-2005-0379 (Control No. 1984-130). Property Owner: J. Dorsey, Equity Trust, A Golden, R Madris, Mort. & Real. Est. Inc. Fund General Location: west side of Vista Parkway, north of Okeechobee Boulevard. Current Zoning: PIPD (**Vista Center**)

Pages: 3 - 6

Size: 1.14 acres ±

BCC District: 2

MOTION: To approve a three-year time extension from February 24, 2011, to February 24, 2014, to commence development.

- 4. **STR-2003-00055-1** Status Report for Resolution R-2004-0713 (Control Number 2003-055). Property Owner: First and Ten Real Estate Corporation. General Location: south west corner of Shawnee Avenue and Tallahassee Drive. Current Zoning: CG. (**Shawnee & Tallahassee Office Warehouse**)

Pages: 7 - 10

Size: 0.99 acres ±

BCC District: 2

MOTION: To approve a three-year time extension, from April 22, 2011, to April 22, 2014, to commence development.

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

E. ZONING APPLICATIONS - NEW

- 5. **EAC-2011-00402** Title: an Expedited Application Consideration application of Boca Pier Assoc Ltd by H & L Planning & Development, Agent. Request: to delete a Condition of Approval (Engineering)

General Location: Northwest corner of Lyons Road and Glades Road. **(Lyons Glades Center)** (Control 1979-00106)

Pages: 11 - 30

Conditions of Approval (23 - 26)

Project Manager: Donna Adelsperger

Size: 4.04 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the Development Order Amendment subject to 22 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Development Order Amendment to delete a Condition of Approval (Engineering) subject to the Conditions of Approval as indicated in Exhibit C.

6. **ABN/DOA/R-2011-00148** Title: a Development Order Abandonment application of dba Oxbridge Academy of the Palm Beaches by Johnston Group Land Development Consultants Inc., Agent. Request: to abandon the Public Recreational Facilities use approved in R-1986-573-11 and R-1988-1236
Title: a Development Order Amendment of dba Oxbridge Academy of the Palm Beaches by Johnston Group Land Development Consultants Inc., Agent. Request: to reconfigure the Master Plan and the Site Plan to add 1 access point on Community Drive and delete 1 access point on Military Trail
Title: a Requested Use of dba Oxbridge Academy of the Palm Beaches by Johnston Group Land Development Consultants Inc., Agent. Request: to allow a General Day Care and a Secondary School
General Location: NE Quadrant of intersection of Community Drive and Military trail (**Dorfman PUD**) (Control 1985-00171)

Pages: 31 - 62

Conditions of Approval (48 - 61)

Project Manager: Joyce Lawrence

Size: 80.32 acres ±

BCC District: 2

(affected area 40.72 acres ±)

Staff Recommendation: Staff recommends approval of a Development Order Abandonment, the approval of a Development Order Amendment subject to 58 Conditions of Approval as indicated in Exhibit C-1, and the approval of two Requested Uses subject to 6 Conditions of Approval as indicated in Exhibit C-2 and C-3.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon the Public Recreation Facility Use approved in R-1986-573-11 and R-1988-1236.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the preliminary site plan to add and delete 1 access point subject to Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Requested Use to allow a General Day Care subject to Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Requested Use to allow a Secondary School subject to Conditions of Approval as indicated in Exhibit C-3.

7. **DOA/R-2010-03025** Title: a Development Order Amendment application of Arrigo Enterprises Inc by Greenberg Traurig PA, Agent. Request: to reconfigure the site plan, add square footage, add requested uses, and to add and delete an access point

Title: a Requested Use of Arrigo Enterprises Inc by Greenberg Traurig PA, Agent.

Request: to allow a Hotel; a Restaurant, Type I; and an Auto Paint and Body Shop

General Location: Southeast corner of Okeechobee Boulevard and Jog Road **(Arrigo Dodge MUPD)** (Control 1995-00022)

Pages: 63 - 102

Conditions of Approval (82 - 93)

Project Manager: Carrie Rechenmacher

Size: 44.71 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of a Development Order Amendment subject to 55 Conditions of Approval as indicated in Exhibit C, and approval of three Requested Uses.

Zoning Commission Recommendation: Approved 6-0

MOTION: To adopt a resolution to approve a Development Order Amendment to reconfigure the site plan, add square footage, add requested uses, and delete an access point on Jog Road and add an access point on Okeechobee Boulevard subject to Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Requested Use to allow an existing Auto Paint and Body Shop.

MOTION: To adopt a resolution approving a Requested Use to allow a Type I Restaurant.

MOTION: To adopt a resolution approving a Requested Use to allow a Hotel.

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**

- 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

COMMISSIONER COMMENTS

ADJOURNMENT