



**ZONING COMMISSION**

**AMENDMENTS TO THE AGENDA**

**December 2, 2010**

**AGENDA ITEM #**  
**PAGE #**

**APPLICATION/CHANGE**

**AMENDMENTS**

- |           |                |                     |   |
|-----------|----------------|---------------------|---|
| <b>3.</b> | <b>(24-47)</b> | <b>ZV-2010-2219</b> | <b>Arvida Parkway Center<br/>(Control 1980-161)</b> |
|-----------|----------------|---------------------|---|

Amend Variance Condition 3 to read as follows:

3. ...a maximum of one hundred eighty four square feet (184) for the 6-story southernmost building known as the Boca Corporate Center office building.

- |           |                 |                     |  |
|-----------|-----------------|---------------------|--|
| <b>5.</b> | <b>(78-100)</b> | <b>CA-2010-0650</b> | <b>Acreage SDA Fellowship<br/>(Control 2010-114)</b> |
|-----------|-----------------|---------------------|--|

Amend Engineering Condition 4 to read as follows:

4.b. Any required drainage easements shall be recorded in conjunction with lot combination or prior to issuance of the first building permit, whichever shall occur first.  
(PLAT/BLDG PERMIT: MONITORING-Eng)



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

**THURSDAY DECEMBER 2, 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/](http://www.pbcgov.com/pzb/)

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

**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**

**DECEMBER 2, 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, December 9, 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**

- 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 remand this application to the January 12, 2011 DRO meeting.

**MOTION:** To remand this application to the January 12, 2011 DRO meeting.

**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**

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.

**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.

3. **ZV-2010-02219** Title: Type II Standalone Variance application of Pebb Boca Corporate Llc by Coteleur & 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. **(Arivida 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 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:** 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.

**E. CORRECTIVE RESOLUTIONS**

**F. SUBDIVISION VARIANCE**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- 4. **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.

**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.

**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.

**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.

**E. SUBDIVISION VARIANCE**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

**C. EXECUTIVE DIRECTOR**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**