



**ZONING COMMISSION  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA  
OCTOBER 4, 2012**

**AGENDA**

<b><u>ITEM #</u></b>	<b><u>PAGE #</u></b>	<b><u>APPLICATION AND CONTROL #S</u></b>	<b><u>APPLICATION NAME</u></b>
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**CONSENT AGENDA**

**ZONING APPLICATIONS – NEW**

3.	(58-94)	ZV/DOA-2012-01249 (Control 1973-98)	AL PACKER FORD
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**ADD LANDSCAPE – GENERAL** Condition 3 of Exhibit C-2 to read as follows:

- 3. At time of submittal for Final Approval by the Development Review Officer, the Property Owner shall submit a Final Landscape Plan to the Landscape Section for review and approval. The Plan shall be prepared in compliance with all landscape related conditions of approval as contained in Resolution ZR-2012-029. (DRO:LANDSCAPE-Zoning)

**AMEND VARIANCE 4** Condition of Exhibit C-1 to read as follows:

- 4. Prior to the issuance of a Final Certificate of Occupancy for Building J, the Property Owner shall install landscaping along Military Trail ~~Right of Way~~ buffer to mitigate the potential impacts as a result of the Variance approvals and generally consistent with the Conceptual Landscape Plan dated July 18, 2012, including the addition of an Interior Island located adjacent to the proposed Pedestrian Access. Development shall be consistent with the Final Landscape Plan and the conditions of approval as contained herein. (CO: BLDG - Landscape)



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

**THURSDAY OCTOBER 4, 2012**

**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**

**OCTOBER 4, 2012**

**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 25, 2012 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**

**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**

1. **PDD-2012-01257** Title: an Official Zoning Map Amendment to a Planned Development District application of Jules Romfh, Elizabeth Romfh by Land Design South Inc., Atlantic Land Management, Agent. Request: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD) Zoning District

General Location: South of Lake Worth Road on the east side of Lyons Road (**Gulfstream PUD**) (Control 2008-00297)

Pages 1 - 40

Conditions of Approval Pages (20 - 23)

Project Manager: Carol Glasser

Size: 58.25 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request 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 Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

2. **ZV-2012-02098** Title: a Type II Variance application of KRG/Atlantic Delray Beach LLC by Urban Design Kilday Studios, Agent. Request: to allow an increase in wall signage on the south facade of Building A1

General Location: Northwest corner of Lyons Road and West Atlantic Avenue (**Delray Marketplace**) (Control 2004-00616)

Pages 41 - 57

Conditions of Approval Pages (50 - 50)

Project Manager: Carol Glasser

Size: 32.82 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval subject to 4 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Type II Variance to allow an increase in wall signage on the south facade of Building A1 subject to the Conditions of Approval as indicated in Exhibit C.

- 3. **ZV/DOA-2012-01249** Title: a Type II Variance application of Packer Family Ltd by Johnston Group Land Development Consultants Inc., Agent. Request: to allow a reduction of the Right of Way buffer width and to increase the maximum tree spacing

Title: a Development Order Amendment application of Packer Family Ltd by Johnston Group Land Development Consultants Inc., Agent. Request: to reconfigure the site plan and to add square footage

General Location: Approximately 700 feet south of the intersection of Military Trail and Westgate Avenue. **(Al Packer Ford)** (Control 1973-00098)

Pages 58 - 94

Conditions of Approval Pages (82 - 84)

Project Manager: David McGuire

Size: 9.18 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the requests subject to 6 Conditions of Approval as indicated in Exhibit C-1 and 11 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving two Type II Variances to allow a reduction of the Right of Way buffer width and to increase the maximum tree spacing subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to reconfiguring the Site Plan and to modify square footage subject to the Conditions of Approval as indicated in Exhibit C-2.

**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**
- 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**