AGENDA ITEM #    APPLICATION/CHANGE

AMENDMENT

1. (1-1)   ZV/CA-2010-00974   Military Trail Commercial
            (Control 1977-190)

Amend Agenda Recommendation and Motion to read as follows:

Recommendation:  Staff recommends postponement until Monday, June 27, 2011

MOTION: To postpone application to Monday, June 27, 2011

2. (2-2)   DOA/R-2010-02573   Chick-fil-A
            (Control 1981-186)

Amend Agenda Recommendation and Motion to read as follows:

Recommendation:  Staff recommends postponement until Monday, June 27, 2011

MOTION: To postpone application to Monday, June 27, 2011

6. (31-62)   ABN/DOA/R-2011-00148   Dorfman PUD
              (Control 1985-171)

Amend Agenda General Location to read as follows:

NW Quadrant of intersection of Community Drive and Military Trail

7. (63-102)   DOA/R-2010-3025   Arrigo Dodge MUPD
              (Control 1995-022)

Amend Engineering condition 7 to read as follows:

7. Previous Engineering Condition E.7 of Resolution R-2007-1615, Control No.1995-022, which currently states: Prior to issuance of a Building Permit, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDG PERMIT: MONITORING-Eng) (Previous_Engineering_Condition_E.7_of_Resolution_R-2007-1615, Control No.1995-022) Is hereby amended to read: Prior to issuance of a Building Permit on the unplatted portions of the site, the Property Owner shall plat the subject property in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDG PERMIT: MONITORING-Eng)
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.
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  
   **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. **DOA/R-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  
   **BCC District:** 3  
   **Size:** 38.19 acres + (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


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.


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
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 +  
(affected area 40.72 acres +)  
BCC District: 2

**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.

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**F. CORRECTIVE RESOLUTIONS**

**G. ABANDONMENTS**

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**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