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

**THURSDAY SEPTEMBER 6, 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**

**SEPTEMBER 6, 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, September 27, 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**

- 1. **DOA-2012-00116** Title: a Development Order Amendment application of Anasca Acquisition LLC by CMS Engineering LLC, Agent. Request: to reconfigure the Master and Subdivision Plans and to amend Conditions of Approval (Arch Review, Engineering, Planning, PUD, School Board).  
General Location: Northwest corner of Hagen Ranch Road and Atlantic Ave. **(Villaggio Isles PUD)** (Control 2004-00456)

Pages 1 - 1

Project Manager: David McGuire

Size: 92.07 acres ±

BCC District: 5

Staff Recommendation: Staff recommends to remand to the Wednesday, September 12, 2012 DRO Meeting.

**MOTION:** To remand to Wednesday, September 12, 2012 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. **DOA/R-2012-01263** Title: a Development Order Amendment application of Weingarten Nostat Inc by Jon E Schmidt & Associates, Agent. Request: to reconfigure the site plan, add square footage and add a Requested Use  
Title: a Requested Use application of Weingarten Nostat Inc by Jon E Schmidt & Associates, Agent. Request: to allow a Type I Restaurant  
General Location: Southwest corner of Glades Road and Lyons Road (**Wendys at Boca Lyons**) (Control 1978-00220)

Pages 2 - 24  
 Conditions of Approval Pages (18 - 20)  
 Project Manager: Carrie Rechenmacher  
 Size: 12.05 acres ±  
 (affected area 1.19 acres ±)

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 11 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval to allow a Development Order Amendment to reconfigure the site plan, add square footage and add a Requested Use subject to Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval to allow a Requested Use for a Type I Restaurant.

- 3. **ZV-2012-01834** Title: a Type II Variance application of Estates Of Pennock Point Llc by Urban Design Kilday Studios, Agent. Request: to allow an increase in building coverage  
General Location: Approximately 0.6 mile north of Donald Ross Road on the east side of Palmwood Road (**Harbor Place**) (Control 2002-00063)

Pages 25 - 44  
 Conditions of Approval Pages (35 - 35)  
 Project Manager: Donna Adelsperger  
 Size: 6.25 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 6 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Type II Variance to allow an increase in building coverage for the units of the Harbor Place Subdivision subject to the Conditions of Approval 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**
- D. ZONING APPLICATIONS - NEW**

4. **ZV-2012-01574** Title: a Type II Variance application of Miller Investments Of Miami LLC by Creech Engineers Inc., Agent. Request: to allow a reduction in the required number of parking spaces

General Location: Southeast corner of SR7/441 and Southern Boulevard (**Western Plaza**) (Control 1977-00048)

Pages 45 - 70

Conditions of Approval Pages (54 - 54)

Project Manager: Donna Adelsperger

Size: 32.86 acres ±

BCC District: 6

Staff Recommendation: Staff recommends denial of the request.

**MOTION:** To adopt a resolution denying a Type II Variance to allow a reduction in the required number of parking spaces.

- E. SUBDIVISION VARIANCE**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**
- C. EXECUTIVE DIRECTOR**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**