



**ZONING COMMISSION  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA  
DECEMBER 2, 2011**

**AGENDA ITEM #  
(PAGE #)**

**APPLICATION/CHANGE**

**AMENDMENTS**

- 1. (1-35) ZV/ABN/DOA-2011-1169 Music Man

**Add USE LIMITATIONS Condition 3 Exhibit C-2 to read as follows:**

3. Prior to April 26, 2012, the Contractor Storage Yard use on Lot 2 shall cease.  
(DATE April 26, 2012: MONITORING - Zoning)

**MOVE TO CONSENT AND AMENDMENT**

- 3. (38-67) SV/ZV-2010-2232 Orleans Court Industrial

**Amendment Engineering Condition 2 Exhibit C-1 to read as follows:**

2. Prior to ~~April 7~~ December 2, 2012, the property owner shall receive approval from the Development Review Officer for a final subdivision plan for the proposed subdivision of the property into not more than two (2) lots for commercial or industrial development. (DATE: MONITORING - Eng)



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

**FRIDAY DECEMBER 2, 2011**

**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, 2011**

**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, January 5, 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. [ZV/ABN/DOA-2011-01169](#) Title: a Type II Zoning Variance application of John Jarvis & Son LLC by Jon E Schmidt & Associates, Agent. Request: to allow a reduction of minimum lot size, width, frontage, depth; and, a reduction of right-of-way buffer width  
Title: a Development Order Abandonment application of John Jarvis & Son LLC by Jon E Schmidt & Associates, Agent. Request: to abandon the Special Exception approved under Resolution R-83-0133  
Title: a Development Order Amendment application of John Jarvis & Son LLC by Jon E Schmidt & Associates, Agent. Request: to modify uses  
General Location: West side of Jog Road north of Southern Boulevard (**Music Man**) (Control 1973-00032)

Pages 1 - 35

Conditions of Approval Pages (23 - 26)

Project Manager: Carol Glasser

Size: 7.97 acres ±

BCC District: 6

(affected area 1.28 acres ±)

Staff Recommendation: Staff recommends approval of the Type II Variance subject to 4 Conditions of Approval as indicated in Exhibit C-1: approval of the Development Order Abandonment; and, approval of the Development Order Amendment subject to 12 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a Resolution approving a Type II Variance to allow a reduction of minimum lot size, width, frontage, depth; and, a reduction of right-of-way buffer width subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Abandonment to abandon the Special Exception approved under Resolution R-83-0133.

**MOTION:** To recommend approval of a Development Order Amendment to modify uses subject to the Conditions of Approval as indicated in Exhibit C-2.

**E. CORRECTIVE RESOLUTIONS**

**F. ABANDONMENTS**

2. [To revoke the Type II Variances \(Concurrent\) previously granted by the approval of Zoning Application ZV/CA-2007-01801, Control No. 2007-0407, confirmed by the adoption of Resolution ZR-2008-0049. \(Control 2007-407 \(1747 Military Trail\)\)](#)

Pages 36 - 37

**MOTION:** To adopt a resolution revoking the Type II Zoning Variances granted under Resoluton ZR-2008-049.

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- 3. [SV/ZV-2010-02232](#) Title: a Subdivision Variance application of Malt Robert C & Co by Land Research Management Inc., Agent. Request: to allow a reduction in the required minimum access width.

Title: a Type II Zoning Variance application of Malt Robert C & Co by Land Research Management Inc., Agent. Request: to allow a reduction for an Incompatibility Buffer width along the west property line; to allow 100 percent of the landscape material to be planted on the inside of a wall; to allow off-site signage; to allow an increase in the sign height and sign face area; to allow an off-site directional sign to be located greater than 50 feet from the point of ingress, and to allow the off-site directional sign to be attached to an existing sign.

General Location: Approximately 380 feet west of Military Trail, on the north side of Orleans Court. (**Orleans Court Industrial**) (Control 2003-00098)

Pages 38 - 67

Conditions of Approval Pages (55 - 57)

Project Manager: Donna Adelsperger

Size: 2.24 acres ±

BCC District: 6

(affected area 1.58 acres ±)

Staff Recommendation: Staff recommends approval of the Subdivision Variance subject to 5 Conditions of Approval as indicated in Exhibit C-1. Staff recommends approval of the Type II Zoning Variances for Landscaping subject to 10 Conditions of Approval as indicated in Exhibit C-2 and staff recommends denial of the Type II Zoning Variances for off-site signage for failure to satisfy Criteria 1 - 6.

**MOTION:** To adopt a resolution approving a Subdivision Variance to allow a reduction in the required minimum access width subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Type II Zoning Variance to allow reduction in the required Type 3 Incompatibility Landscape Buffer along the west property line and to allow 100 percent of the landscape material to be planted on the inside of the wall subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution denying a Type II Zoning Variance to allow the off-site directional sign to be attached to an existing sign; allow an off-site directional sign to be located greater than 50 feet from the point of ingress; allow an increase in the sign height and an increase in sign face area.

**D. ZONING APPLICATIONS - NEW**

4. [ABN/DOA-2011-00632](#) Title: a Development Order Abandonment application of Fairways LLC by Urban Design Kilday Studios, Agent. Request: to abandon Resolution R-1993-333

Title: a Development Order Amendment application of Fairways LLC by Urban Design Kilday Studios, Agent. Request: to delete land area and conditions of approval relating to the golf course use.

General Location: Southwest corner of Century Boulevard and Haverhill Road **(South Hampton PUD (AKA Century Village))** (Control 1973-00215)

Pages 68 - 141

Conditions of Approval Pages (134 - 137)

Project Manager: Autumn Sorrow

Size: 23.66 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 18 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Development Order Abandonment to abandon Resolution R-1993-333

**MOTION:** To recommend approval of a Development Order Amendment to delete land area and Conditions of Approval subject to the Conditions of Approval as indicated in Exhibit C.



- 5. **ZV/TDD/R-2011-01203** Title: a Type II Zoning Variance application of Fairways Llc by Urban Design Kilday Studios, Agent. Request: to increase the maximum length of a block; exceed the number alley curb cuts; waive the alley requirement; eliminate the percentage of land designated for single family residential; exceed the building coverage for neighborhood center; exceed the maximum building height; waive the requirement for a centrally located neighborhood square or commons in a neighborhood; reduce the percentage of a neighborhood park perimeter abutting a street; and to reduce the required seating area in a park.  
Title: an Official Zoning Map Amendment application of Fairways Llc by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Residential High (RH) Zoning District to the Traditional Neighborhood Development (TND) Zoning District  
Title: a Requested Use application of Fairways Llc by Urban Design Kilday Studios, Agent. Request: to allow a Type III, Congregate Living Facility  
General Location: Southwest corner of Century Boulevard and Haverhill Road (**Reflection Bay**) (Control 2011-00245)

Pages 142 - 237

Conditions of Approval Pages (188 - 194)

Project Manager: Autumn Sorrow

Size: 57.54 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 4 Conditions of Approval as indicated in Exhibit C-1, 28 Conditions of Approval as indicated in Exhibit C-2, and 4 Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To adopt a Resolution approving a Type II Variance to increase the maximum length of a block; exceed the number alley curb cuts; waive the alley requirement; reduce the gross area for single family residential; exceed the building coverage for neighborhood center; exceed the maximum building height; waive the requirement for a centrally located neighborhood square or comments in a neighborhood; reduce the percentage of a neighborhood park perimeter abutting a street; and to reduce the required seating area in a park subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Traditional Neighborhood Development (TND) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Requested Use to allow a Type III, Congregate Living Facility subject to the Conditions of Approval as indicated in Exhibit C-3.

**E. SUBDIVISION VARIANCE**

**END OF REGULAR AGENDA**

**DIRECTOR COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

6. [Staff Recommendation on Architectural Review at Zoning Commission](#)

Pages 238 - 240

**MOTION:**

7. Please note that the January 2012 Zoning Commission Hearing will be held on Friday, January 6, 2012.

Pages

**MOTION:**

**C. EXECUTIVE DIRECTOR**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**