



**BOARD OF COUNTY COMMISSION
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
SEPTEMBER 30, 2014**

AGENDA

| <u>ITEM #</u> | <u>PAGE #</u> | <u>APPLICATION AND CONTROL #S</u> | <u>APPLICATION NAME</u> |
|----------------------|----------------------|--|--------------------------------|
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CONSENT AGENDA

E. ZONING APPLICATIONS - NEW

| | | | |
|-----------|---------------|--|--------------------------|
| 2. | (2-30) | ZV/CA-2014-00665 (Control 1982-00190) | PBIA Travel Plaza |
|-----------|---------------|--|--------------------------|

REPLACE Engineering Conditions 3 with the following:

3. Prior to the issuance of the first Certificate of Occupancy, the Property Owner shall designate right of way for a right turn lane through Resolution by the Board of County Commission for the construction of a right turn lane on Belvedere Road at the project's entrance driveway. This right of way shall be a minimum of 330 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet or as approved by the County Engineer. The right of way shall be continued across the project entrance. A subordination agreement from Florida Power and Light shall be provided to Palm Beach County prior to acceptance of this right of way. The right of way shall include Corner Clips where appropriate, as determined by the County Engineer. (CO: MONITORING-Eng)



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

TUESDAY SEPTEMBER 30, 2014

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

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

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



**AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

SEPTEMBER 30, 2014

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. **ABN/SV/ZV/CB/Z/DOA/CA-2014-00462** Title: a Development Order Abandonment for a Class B Conditional Use application of Palm Auto Plaza, LLC - R Whitfield Ramonat by Jon E Schmidt & Associates, Agent. Request: to abandon Resolution ZR-2008-056.

Title: a Subdivision Variance of Palm Auto Plaza, LLC - R Whitfield Ramonat by Jon E Schmidt & Associates, Agent. Request: to allow access from a 50 foot access easement.

Title: a Type II Variance of Palm Auto Plaza, LLC - R Whitfield Ramonat by Jon E Schmidt & Associates, Agent. Request: to allow frontage and access from a 50-foot easement; allow mountable curbing, increase the percentage of palms, increase in sign height; and to allow signage where there is no frontage.

Title: a Class B Conditional Use of Palm Auto Plaza, LLC - R Whitfield Ramonat by Jon E Schmidt & Associates, Agent. Request: to allow Vehicle Sales and Rental.

Title: an Official Zoning Map Amendment of Palm Auto Plaza, LLC - R Whitfield Ramonat by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the Urban Center (UC) Zoning District to the Public Ownership (PO) Zoning District.

Title: a Class A Conditional Use of Palm Auto Plaza, LLC - R Whitfield Ramonat by Jon E Schmidt & Associates, Agent. Request: to allow General Repair and Maintenance.

General Location: Approximately 0.8 miles north of the intersection of Congress Avenue and Gun Club Road. **(PBIA Parcel G)** (Control 2000-00056)

Pages: 1 - 1

Project Manager: Donna Adelsperger

Size: 14.42 acres ±

BCC District: 2

Staff Recommendation: Staff recommends a postponement to Thursday, October 23, 2014.

MOTION: To postpone to Thursday, October 23, 2014.

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

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

E. ZONING APPLICATIONS - NEW

- 2. **ZV/CA-2014-00665** Title: a Class A Conditional Use application of West Palm Beach Plaza LLC by Urban Design Kilday Studios, Agent. Request: to allow a Convenience Store with gas sales and to allow a Type I Restaurant.
General Location: Southwest corner of Florida Mango Road/Airport Access Road and Belvedere Road. **(PBI Travel Plaza)** (Control 1982-00190)

Pages: 2 - 30

Conditions of Approval (7 - 10)

Project Manager: Roger Ramdeen

Size: 3.50 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 9 Conditions of Approval as indicated in Exhibit C-1 and 13 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved 6-0

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Convenience Store with gas sales and to allow a Type I Restaurant subject to the Conditions of Approval as indicated in Exhibit C-2.

3. **ABN/ZV/PDD/DOA/R-2013-02361** Title: an Official Zoning Map Amendment to a Planned Development District application of Palm Beach Marketplace LLC by Cotleur & Hearing Inc., Agent. Request: to allow rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Development Order Amendment of Palm Beach Marketplace LLC by Cotleur & Hearing Inc., Agent. Request: to modify the Site Plan; and, add land area, square footage, and uses.

Title: a Requested Use of Palm Beach Marketplace LLC by Cotleur & Hearing Inc., Agent. Request: to allow a Hotel, a General Daycare; and, a Type I Restaurant.

General Location: South side of Okeechobee Road, starting approximately 400 feet west of the I-95 interchange, and located generally east of Frank Street. **(Palm Beach Marketplace)** (Control 1988-00029)

Pages: 31 - 86

Conditions of Approval (41 - 50)

Project Manager: Carrie Rechenmacher

Size: 10.18 acres ±

BCC District: 2

Staff Recommendation: Staff Recommends approval of the requests subject to 27 Conditions of Approval as indicated in Exhibit C-2; 1 Condition of Approval in Exhibit C-3; 1 Condition of Approval in C-4; 1 Condition of Approval in Exhibit C-5; and, 1 Condition of Approval in Exhibit C-6.

Zoning Commission Recommendation: Approved 6-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to a Planned Development District to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District subject to a Condition of Approval in Exhibit C-3.

MOTION: To adopt a resolution approving a Development Order Amendment to modify the Site Plan; and, add land area, square footage, and uses subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt three resolutions each approving a Requested Use to allow a Hotel, a General Daycare; and, a Type I Restaurant subject to the Conditions of Approval in Exhibits C-4, C-5 and C-6.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

- 4. **ABN-2014-01132** Title: Development Order Abandonment application of New Okeechobee Blvd Properties by Johnston Group Land Development Consultants Inc., Agent. Request: to abandon the Special Exception for Commercial, New and Used Truck Sales, Rental and Repair Facility and Lot together with a Commercial Rust Proofing Facility granted under Resolution R-1978-071.

General Location: Southeast corner of Okeechobee Boulevard and Osceola Drive. **(Ronald E Marlowe & Maurice Doucette)** (Control 1977-00193)

Pages: 87 - 89

Project Manager: Donna Adelsperger

Size: 0.49 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the request.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon the Special Exception for Commercial, New and Used Truck Sales, Rental and Repair Facility and Lot together with a Commercial Rust Proofing Facility granted under Resolution R-1978-071.

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. LARGE SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**

- G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**

- H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION**

- I. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- J. ZONING APPLICATIONS - NEW**

- K. ULDC AMENDMENTS**

- L. COMPREHENSIVE PLAN TEXT AMENDMENTS**

M. OTHER ITEMS

5. RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING RESOLUTION R-2008-1754 AS AMENDED, THE OFFICIAL SCHEDULE OF FEES TO BE CHARGED FOR PLANNING, ZONING AND ADMINISTRATION APPLICATIONS, ADMINISTRATIVE REVIEWS, SPECIAL PERMITS, LEGAL ADVERTISING, DOCUMENTS AND REPRODUCTION OF RECORDS, ADDING NEW FEES FOR EXPEDITED ADMINISTRATIVE MODIFICATION, TO THE ZONING DIVISION FEE SCHEDULE, AND PROVIDING FOR AN EFFECTIVE DATE.

Pages: 90 - 99

MOTION: To adopt a resolution of the Board of County Commissioners of Palm Beach County, Florida, amending R-2008-1754, the Official Schedules of Fees to be charged by Planning, Zoning and Administration to amend previous Schedule of Fees.

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. DEPUTY COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT