



**BOARD OF COUNTY COMMISSION
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
OCTOBER 23, 2014**

AGENDA

ITEM # PAGE # APPLICATION AND CONTROL #S APPLICATION NAME

CONSENT AGENDA

E. ZONING APPLICATIONS - NEW

- 1. (7-7) **SV/ZV/CA-2014-00660
(Control 2014-00047)** **Pema Ling Retreat Center**

ADD All Petitions Condition 2 to read as follows:

2. No later than January 29, 2016, a Status Report shall be prepared describing the status of submitting and obtaining all necessary permits to convert the existing agricultural buildings to a Place of Worship, for adding a business office in the existing caretakers dwelling, and for removal or permitting of the existing wood deck on the dwelling and undocumented outbuilding, and shall be provided to the Zoning Director. (DATE: MONITORING - Zoning)

AMEND Building Condition 1 to read as follows:

1. Prior to commencing the new use and not later than ~~August 1, 2015~~ December 31, 2015, building permits shall be obtained and certificates of completion/occupancy issued for converting the existing agricultural buildings to a Place of Worship, for adding a business office in the existing caretakers dwelling, and for removal or permitting of the existing wood deck on dwelling and undocumented outbuilding. (BLDGPMT: MONITORING - Building Division)

REGULAR AGENDA

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

- 6. (137-193) **ABN/ZV/PDD/DOA/R-2013-02361** **Palm Beach Marketplace**

MOTION: To postpone to Thursday, December 4, 2014.



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY OCTOBER 23, 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**

OCTOBER 23, 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

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

- 1. **SV/ZV/CA-2014-00660** Title: a Class A Conditional Use application of Palden Sherab Pema Ling, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Place of Worship. General Location: East side of 131st Trail approximately 517 feet north of Indiantown Road. **(Pema Ling Retreat Center)** (Control 2014-00047)

Pages: 1 - 20

Conditions of Approval (6 - 8)

Project Manager: Roger Ramdeen

Size: 10.66 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 8 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: The ZC approved the Type II Variances and recommended approval of the Conditional Use with a vote of 9-0.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Place of Worship subject to the Conditions of Approval as indicated in Exhibit C-2.

- 2. **DOA/R-2014-00649** Title: a Development Order Amendment application of Turnpike Realty Inc by Jon E Schmidt & Associates, Agent. Request: to reconfigure the Site Plan; add a Requested Use; and, to modify/delete Conditions of Approval (Engineering, Landscaping, and Sign).

Title: a Requested Use of Turnpike Realty Inc by Jon E Schmidt & Associates, Agent. Request: to allow a Type I Restaurant.

General Location: Northwest corner of Florida's Turnpike and Lake Worth Road. (Turnpike/Exit 93 MUPD) (Control 2003-00025)

Pages: 21 - 49

Conditions of Approval (28 - 37)

Project Manager: Joyce Lawrence

Size: 4.47 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 47 Conditions of Approval as indicated in Exhibit C-1 and 6 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: The ZC recommended approval of the requests with votes of 9-0.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan; add a Requested Use; and, to modify/delete Conditions of Approval (Engineering, Landscaping, and Sign) subject to Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Requested Use to allow a Type I Restaurant subject to Conditions of Approval as indicated in Exhibit C-2.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

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

3. **PCN-2014-02026** Title: a Deviation for a development within the Public Ownership (PO) Zoning District an application of PBC Facilities Development by Operations Department, Agent. Request: to allow equipment not be screened on all sides by an opaque barrier constructed of materials, and color compatible with the building or structure, to a minimum height equal to the highest point of the equipment.

General Location: Southeast corner of the intersection of State Road 80 (Southern Boulevard) and State Road 15 (Main Street). **(West Detention Center HVAC Replacements)** (Control 1991-00002)

Pages: 50 - 60

Project Manager: Audrey Wolf

Size: 115.62 acres ±

BCC District: 6

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request.

MOTION: To adopt a resolution approving a Deviation for a development within the Public Ownership Zoning District to allow equipment not to be screened on all sides by an opaque barrier constructed of materials, and color compatible with the building or structure, to a minimum height equal to the highest point of the equipment, subject to the Conditions of Approval as indicated in Exhibit C.

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

4. **SCA-2014-00009** Title: PBlA Parcel G-3 application of Gam Realty Llc by Jon E Schmidt & Associates, Agent. Request: To change the future land use designation from Urban Center (UC) to Transportation and Utilities (UT)

General Location: East side of Congress Avenue, south of the Congress/Australian Avenue & SR80 Overpass. **(PBlA Parcel G-3)** (Control 2000-00056)

Pages: 61 - 88

Project Manager: Khurshid Mohyuddin

Size: 1.76 acres ±

BCC District: 2

Staff Recommendation: Approval of the proposed amendment from Urban Center (UC) to Transportation and Utilities (UT).

Planning Commission Recommendation: Recommended adoption, with a vote of 11-0.

MOTION: To adopt an ordinance approving the proposed amendment from Urban Center (UC) to Transportation and Utilities (UT).

5. **ABN/SV/ZV/CB/Z/DOA/CA-2014-00462** Title: an Official Zoning Map Amendment application 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. **(PBlA Parcel G)** (Control 2000-00056)

Pages: 89 - 136

Conditions of Approval (100 - 107)

Project Manager: Donna Adelsperger

Size: 14.42 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 15 Conditions of Approval as indicated in Exhibit C-4, and 1 Condition of Approval as indicated in Exhibit C-5.

Zoning Commission Recommendation: The ZC approved the Subdivision, Type II Variances, Abandonment, and Class B Conditional Use; and, recommended approval of the Rezoning and Class A Conditional Use with votes of 9-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Urban Center (UC) Zoning District to the Public Ownership (PO) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-5.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow General Repair and Maintenance subject to the Conditions of Approval as indicated in Exhibit C-4.

H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

6. **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: 137 - 193

Conditions of Approval (147 - 157)

Project Manager: Carrie Rechenmacher

Size: 10.18 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff Recommends approval of the requests subject to 18 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 a resolution approving a Requested Use to allow a Hotel, subject to the Conditions of Approval in Exhibit C-4.

MOTION: To adopt a resolution approving a Requested Use to allow a General Daycare subject to the Conditions of Approval in Exhibit C-5.

MOTION: To adopt a resolution approving a Requested Use to allow a Type I Restaurant subject to the Conditions of Approval in Exhibit C-6.

J. ZONING APPLICATIONS - NEW

K. ULDC AMENDMENTS

L. COMPREHENSIVE PLAN TEXT AMENDMENTS

M. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. DEPUTY COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT