BOARD OF COUNTY COMMISSIONERS
ZONING MEETING

THURSDAY JANUARY 29, 2015
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

JANUARY 29, 2015

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. **DOA/R-2014-00456**  
   **Title:** a Development Order Amendment application of Vertex Development, LLC by Lauralee G. Westine P.A, Agent. **Request:** to reconfigure the Master Plan to add Requested Uses (Commercial Communication Tower).
   **Title:** a Requested Use of Vertex Development, LLC by Lauralee G. Westine P.A, Agent. **Request:** to allow two (2) 124-foot Stealth (Flagpole) Communication Towers.
   **General Location:** Tower 1 - Approximately 300 feet southeast of the intersection of the Florida's Turnpike and Yamato Road. Tower 2 - Approximately 150 feet northwest of the intersection of Jog Road and Boca West Drive. *(Boca Tower 1 and 2)*
   
   Pages: 1 - 27  
   Conditions of Approval (6 - 9)  
   Project Manager: Joyce Lawrence  
   Size: 1,436.00 acres  
   BCC District: 5

   **Staff Recommendation:** Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1; 5 Conditions of Approval as indicated in Exhibit C-2; and 5 Conditions of Approval as indicated in Exhibit C-3.

   **Zoning Commission Recommendation:** Recommended Approval with votes of 8-0.

   **MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan to add a Requested Use (Commercial Communication Tower) subject to the Conditions of Approval as indicated in Exhibit C-1.

   **MOTION:** To adopt a resolution approving a Requested Use to allow one (1) 124-foot Stealth (Flagpole) Communication Tower (Tower 1) subject to the Conditions of Approval as indicated in Exhibit C-2.

   **MOTION:** To adopt a resolution approving a Requested Use to allow one (1) 124-foot Stealth (Flagpole) Communication Tower (Tower 2) subject to the Conditions of Approval as indicated in Exhibit C-3.
2. **EAC/ABN-2014-01888**  
**Title:** an Expedited Application Consideration application of Atlantis Investment Group LLC by Frogner Consulting LLC, Agent. **Request:** to delete all Conditions of Approval contained in Resolution R-2008-687.

**Title:** a Development Order Abandonment of Atlantis Investment Group LLC by Frogner Consulting LLC, Agent. **Request:** to abandon the Conditional Overlay Zone (COZ) granted under Resolution R-2008-687.

**General Location:** Southwest corner of Collier Road and Military Trail. *(Atlantis Reserve)* (Control 1991-00027)

Pages: 28 - 44  
Conditions of Approval (32 - 35)  
Project Manager: Donna Adelsperger  
Size: 1.31 acres +  
BCC District: 3

**Staff Recommendation:** Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving an Expedited Application Consideration to delete all Conditions of Approval contained in Resolution R-2008-687 as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Development Order Abandonment abandoning the Conditional Overlay Zone granted under Resolution R-2008-687.

**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

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

3. **SCA-2014-00012**  Title: Lantana Farms application of Lantana Farm Assoc Inc by Miller Land Planning, Agent.  **Request:** To change the Future Land Use designation from Commercial Low (CL) to Medium Residential 5 (MR-5).

**General Location:** Southeast corner of Lantana Road and Florida Turnpike.  **(Lantana Farms)**  (Control 2003-00078)

Pages: 45 - 71

Project Manager: Jorge Perez-Gutierrez

Size: 3.01 acres ±  

BCC District: 3

**Staff Recommendation:** Approval of the proposed amendment from Commercial Low (CL) to Medium Residential, 5 units per acre (MR-5).

**Planning Commission Recommendation:** Recommended adoption with a vote of 13-0.

**MOTION:** To adopt an ordinance approving the proposed amendment from Commercial Low (CL) to Medium Residential, 5 units per acre (MR-5).
4. **PDD/DOA-2014-00651**  
**Title:** an Official Zoning Map Amendment to a Planned Development District application of Lantana Farm Consultants, Inc by Jon E Schmidt & Associates, Agent. **Request:** to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.

**Title:** a Development Order Amendment of Lantana Farm Consultants, Inc by Jon E Schmidt & Associates, Agent. **Request:** to reconfigure the Master Plan; add land area; add units; modify/delete Conditions of Approval (Engineering, Landscaping, Planned Unit Development, and Planning).

**General Location:** Southeast corner of Lantana Road and Florida's Turnpike. *(Lantana Farms PUD)* (Control 2003-00034)

- **Pages:** 72 - 112
- **Conditions of Approval (79 - 95)**
- **Project Manager:** Joyce Lawrence
- **Size:** 39.20 acres +

**DISCLOSURE**

**Staff Recommendation:** Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1 and 61 Conditions of Approval as indicated in Exhibit C-2.

**Zoning Commission Recommendation:** Recommended approval with a vote of 8-0.

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Residential Planned Unit Development (PUD) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan; add land area; add units; modify/delete Conditions of Approval (Engineering, Landscaping, Planned Unit Development, and Planning) subject to the Conditions of Approval as indicated in Exhibit C-2.

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

**I. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
J. ZONING APPLICATIONS - NEW

5. **DOA-2014-01111**  
   **Title:** a Development Order Amendment application of World Class Academy Inc by Jon E Schmidt & Associates, Agent.  
   **Request:** to reconfigure the site plan; add square footage; add children; and, modify Conditions of Approval (Engineering; Use Limitation, and Landscaping).  
   **General Location:** Southwest corner of Northlake Boulevard and Virginia Avenue.  
   **(World Class Academy)** (Control 1998-00052)  

   Pages: 113 - 134  
   Conditions of Approval (119 - 122)  
   Project Manager: Carrie Rechenmacher  
   Size: 2.13 acres +  
   BCC District: 1  

   **DISCLOSURE**  
   **Staff Recommendation:** Staff recommends approval of the request subject to 23 Conditions of Approval as indicated in Exhibit C.  
   **Zoning Commission Recommendation:** Recommended Approval with a vote of 8-0.  
   **MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the site plan; add square footage; add children; and, modify Conditions of Approval (Engineering; Use Limitation, and Landscaping) subject to the Conditions of Approval as indicated in Exhibit C.

K. ULDC AMENDMENTS

6. **TITLE: ADOPTION HEARING**  
   **UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2014-02**

   Staff Recommendation: Staff recommends a motion to adopt an Ordinance of the Board of County Commissioners of Palm Beach County, Florida, amending the Unified Land Development Code, Ordinance 2003-067, as amended.  

   Pages: 135 - 172  

   **MOTION:** To adopt an Ordinance of the Board of County Commissioners of Palm Beach County, Florida, amending the Unified Land Development Code, Ordinance 2003-067, as amended, as follows:  
   - ARTICLE 1 - GENERAL PROVISIONS;  
   - CHAPTER F, NONCONFORMITIES;  
   - CHAPTER I, DEFINITIONS AND ACRONYMS;  
   - ARTICLE 2 - DEVELOPMENT REVIEW PROCEDURES;  
   - CHAPTER A, GENERAL;  
   - CHAPTER D, ADMINISTRATIVE PROCESS;  
   - CHAPTER G, DECISION MAKING BODIES;  
   - ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS;  
   - CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs);  
   - ARTICLE 4 - USE REGULATIONS;  
   - CHAPTER B, SUPPLEMENTARY USE STANDARDS;  
   - CHAPTER C, COMMUNICATION TOWER, COMMERCIAL;  
   - ARTICLE 5 - SUPPLEMENTARY STANDARDS;  
   - CHAPTER B, ACCESSORY AND TEMPORARY USES;  
   - CHAPTER C, DESIGN STANDARDS;  
   - ARTICLE 7 - LANDSCAPING;  
   - CHAPTER D, GENERAL STANDARDS;  
   - ARTICLE 11 - SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS;  
   - CHAPTER A, GENERAL REQUIREMENTS;  
   - PROVIDING FOR: INTERPRETATION OF CAPTIONS;  
   - REPEAL OF LAWS IN CONFLICT;  
   - SEVERABILITY;  
   - A SAVINGS CLAUSE;  
   - INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE;  
   - AND, AN EFFECTIVE DATE.

L. COMPREHENSIVE PLAN TEXT AMENDMENTS
M. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

7. Procedures for Conduct of Quasi Judicial Hearings

Staff Recommendation: Staff recommends a motion to adopt a Resolution of the Board of County Commissioners of Palm Beach County, Florida, amending Resolution No. R-2009-0512, the Palm Beach County Procedures for Conduct of Quasi Judicial Hearings.

Pages: 173 - 181

MOTION: TO ADOPT A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING RESOLUTION NO R-2009-0512, THE PALM BEACH COUNTY PROCEDURES FOR CONDUCT OF QUASI-JUDICIAL HEARINGS; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR SEVERABILITY.

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. DEPUTY COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT