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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**THURSDAY MAY 28, 2015**

**9:30 A.M. 6<sup>TH</sup> FLOOR**

**JANE M. THOMPSON MEMORIAL CHAMBERS**

**CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Notice
- D. Proof of Publication
- E. Swearing In
- F. Adoption of Agenda

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**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  
BOARD OF COUNTY COMMISSIONERS**

**MAY 28, 2015**

**CALL TO ORDER**

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer and Pledge of Allegiance
- C. Notice

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Mayor, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

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. Swearing In - County Attorney
- F. Motion to Adopt Agenda

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

- 1. [ZV/Z/CA-2014-01883](#) Title: a Type II Variance application of K. Hovnanian Homes by Land Design South Inc., Agent. Request: to eliminate a six foot opaque barrier, to reduce the number of trees with a the Type II Incompatibility Buffer and to allow flexibility of the tree spacing in the landscape buffer.

Title: an Official Zoning Map Amendment of K. Hovnanian Homes by Land Design South Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.

Title: a Class A Conditonal Use of K. Hovnanian Homes by Land Design South Inc., Agent. Request: to allow a golf course (existing).

General Location: Lyons Road and State Road 7, on the north side of Southwest 18th Street. **(Boca Dunes Golf Course)** (Control 2013-00354)

Pages: 1 - 1

Project Manager: Hank Flores

Size: 153.81 acres ±

BCC District: 5

(affected area 112.23 acres ±)

Staff Recommendation: Staff recommends a postponement to Thursday June 25, 2015.

**MOTION:** To postpone to Thursday June 25, 2015.

- 2. [ZV/PDD-2014-01885](#) Title: a Type II Variance application of Cove Club Inv Ltd by Land Design South Inc., Agent. Request: to eliminate a six foot opaque barrier, to reduce the number of trees within the Type II Incompatibility Buffer, and to allow flexibility of the tree spacing in the landscape buffer.

Title: an Official Zoning Map Amendment to a Planned Development District of Cove Club Inv Ltd by Land Design South Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.

General Location: Lyons Road and State Road 7 on the north side of Southwest 18th Street. **(Boca Dunes PUD)** (Control 2014-00169)

Pages: 1 - 1

Project Manager: Hank Flores

Size: 153.81 acres ±

BCC District: 5

(affected area 41.57 acres ±)

Staff Recommendation: Staff recommends a postponement to Thursday June 25, 2015.

**MOTION:** To postpone to Thursday June 25, 2015.

**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**

**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-2015-00009](#) Title: Sunrise Center, Small Scale Land Use Amendment application of Healthcare Praesum, Sunrise Detoxification Center Llc, Grand Slam Two Llc by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: To change the future land use designation on 0.46 acres from High Residential, 8 units per acre (HR-8) to Commercial High with underlying High Residential, 8 units per acre (CH/8).  
General Location: West side of Boutwell, approx. 0.5 miles north of Boutwell Road. **(Sunrise Center)** (Control 2003-00104)

Pages: 2 - 30

Project Manager:

Size: 1.18 acres ±

BCC District: 3

(affected area 0.46 acres ±)

Staff Recommendation: Approval of proposed amendment from High Residential, 8 units per acre (HR-8) to Commercial High with an underlying 8 units per acre (CH/8).

Planning Commission Recommendation: Recommended adoption, with a vote of 12-1.

**MOTION:** To adopt an ordinance approving the proposed amendment from High Residential, 8 units per acre (HR-8) to Commercial High with an underlying 8 units per acre (CH/8).

4. [ZV/Z/CA-2014-02501](#) Title: an Official Zoning Map Amendment application of Grand Slam Two LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Neighborhood Commercial (CN) Zoning District.

Title: a Class A Conditional Use of Grand Slam Two LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Nursing or Convalescent Facility.

General Location: West side of Boutwell Road, north of 10th Avenue North. (**Sunrise Center**) (Control 2003-00104)

Pages: 31 - 61

Conditions of Approval (37 - 40)

Project Manager: Hank Flores

Size: 1.18 acres ±

BCC District: 3

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-2, and 16 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approved the Variances and recommended approval of the Rezoning and Conditional Use with a votes of 8-0.

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Neighborhood Commercial (CN) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow a Nursing or Convalescent Facility subject to Conditions of Approval as indicated in Exhibit C-3.

## H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

## I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

5. [DOA-2014-02096](#) Title: a Development Order Amendment application of Liberty Property Limited Partnership by Cotleur & Hearing Inc., Agent. Request: to reconfigure the Site Plan, add square footage, modify Conditions of Approval (Use Limitation and Landscaping) and allow an alternative landscape barrier.  
General Location: East of Jog Road; north side of Southern Boulevard. **(Southern Light Industrial Park)** (Control 2001-00064)

Pages: 62 - 117

Conditions of Approval (69 - 79)

Project Manager: Hank Flores

Size: 68.80 acres ±

BCC District: 2

### DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 41 Conditions of Approval as indicated in Exhibit C-1 and 6 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of the request with a vote of 8-0.

**MOTION:** To adopt a resolution approving a Development Order Amendment (Overall MUPD) to reconfigure the Site Plan, add square footage, modify Conditions of Approval (Use Limitation and Landscaping), and allow an alternative landscape barrier subject to Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Development Order Amendment (Requested Use) to modify Conditions of Approval (Use Limitation), subject to Conditions of Approval as indicated in Exhibit C-2.

**J. ZONING APPLICATIONS - NEW**

6. **Z-2014-02504** Title: an Official Zoning Map Amendment application of Palm Beach County by Cotleur & Hearing Inc., Palm Beach County, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) and Public Ownership (PO) Zoning Districts to the Public Ownership (PO) Zoning District.

General Location: Southwest corner of the intersection of Jog Road and Morikami Park Road. **(Morikami Park Rezoning)** (Control 2010-00336)

Pages: 118 - 131

Conditions of Approval (122 - 122)

Project Manager: Osniel Leon

Size: 173.17 acres ±

BCC District: 5

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the request with a Conditional Overlay Zone subject to 5 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of the request with a vote of 7-0-1.

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) and Public Ownership (PO) Zoning Districts to the Public Ownership (PO) Zoning District with a Conditional Overlay Zone subject to the Conditions of Approval as indicated in Exhibit C.

7. **ZV/PDD-2014-02321** Title: an Official Zoning Map Amendment to a Planned Development District application of PGA Partners 100 LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District and Multifamily Residential (RM) Zoning District to the Planned Unit Development (PUD) Zoning District.

General Location: Southwest corner of PGA Boulevard and Ellison Wilson Road. **(PGA Waterfront Residential PUD)** (Control 1984-00159)

Pages: 132 - 173

Conditions of Approval (141 - 145)

Project Manager: Hank Flores

Size: 7.95 acres ±

BCC District: 1

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the request subject 24 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved the Type II Variances and recommended Approval of the Rezoning with votes 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 and Multifamily Residential (RM) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

**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**