

**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION**

**Application No.:** Z/CA-2016-01414  
**Application Name:** Place of Hope Lane Outreach Center  
**Control No.:** 2016-00142  
**Applicant:** John Cinicolo  
**Owners:** John Cinicolo  
**Agent:** Cotleur & Hearing, Inc. - Melissa Kostelia  
 Cotleur & Hearing, Inc. - Don Hearing  
**Telephone No.:** (561) 747-6336 , (561) 747-6336  
**Project Manager:** Josue Leger, Site Planner II

TITLE: an Official Zoning Map Amendment REQUEST: to allow a rezoning from the Residential Estate (RE) Zoning District to the Commercial Low Office (CLO) Zoning District. TITLE: a Class A Conditional Use REQUEST: to allow an Office, Business or Professional greater than 15,000 square feet (sq. ft.).

**APPLICATION SUMMARY:** Proposed are an Official Zoning Map Amendment and a Class A Conditional Use for the Place of Hope Lane Outreach Center. The 2.27-acre site was previously developed as a Single-family residence through the building permit process, with no other use approvals.

The Applicant proposes to rezone the parcel from the Residential Estate (RE) Zoning District to the Commercial Low (CLO) Zoning District to allow for the development of Office, Business or Professional uses. The request is also contingent upon the approval of a Small Scale Future Land Use Amendment (SCA 2017-004) to change the Future Land Use (FLU) designation from the Low Residential (LR-1) FLU designation to the Commercial Low Office (CLO) FLU designation. The Preliminary Site Plan indicates two buildings: Building A is 12,000 square feet (sq. ft.) and Building B is 6,000 sq. ft., for a total of 18,000 sq. ft. Additionally, 94 parking spaces will be provided, and one access point is proposed from Northlake Boulevard (Blvd).

**SITE DATA:**

<b>Location:</b>	Southwest corner of Northlake Blvd. and North Bates Road.
Property Control Number(s)	00-42-42-24-01-000-0691; 00-42-42-24-01-000-0692
Existing Future Land Use Designation:	Low Residential (LR-1)
Proposed Future Land Use Designation:	Commercial Low Office (CLO)
Existing Zoning District:	Residential Estate (RE)
Proposed Zoning District:	CL-O
Total Acreage:	2.27 acres
Affected Acreage:	No proposed change
Tier:	Urban/Suburban
Overlay District:	N/A
Neighborhood Plan:	N/A
CCRT Area:	N/A
Municipalities within 1 Mile	City of Palm Beach Gardens, City of Riviera Beach
Future Annexation Area	City of Palm Beach Gardens
Existing units or square footage	2 units (Single Family)
Proposed units or square footage	18,000 sq. ft. Professional Office

**RECOMMENDATION:** Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1, and 21 Conditions of Approval as indicated in Exhibit C-2.

**ACTION BY THE PLANNING COMMISSION:** At the February 10, 2017 Planning Commission (PC) Hearing, Planning Staff and the Agent made a presentation in regard to the proposed FLU changes. Representatives from the Place of Hope, the Agent Donald Hearing, and members of the community including Square Lake and the surrounding area spoke in favor and in opposition to the FLU change from LR-1 to CL-O. The PC Voted in favor of the request with a 7-1 Vote.

**ACTION BY THE ZONING COMMISSION (ZC):** On the March 2, 2017 ZC meeting, this application was on the Regular Agenda. Staff and the Agent provided presentations and responded to questions. The ZC asked questions about the neighbors' concerns that were outlined in the Staff Report which ranges from Architectural design of both buildings, Heights, use, hours of operation, Palm Tran easement, signage and traffic. The Agent showed revised elevations where the structures appeared to be lower in height and had revised roofing materials. However, at time of publication Staff had not received any formal resubmittals of the elevations. Some members of the public spoke in favor of the application relative to the Place of Hope as a great organization with facilities that are well kept, and serve as a contribution to the community. Members from the public, specifically the Square Lake Community, who spoke in opposition to the request expressed concerns relating primarily to traffic, intensity and use.

The Applicant's presentation highlighted concerns in regards to Engineering Conditions No. 4 and 7. These conditions were proposing for the Applicant to modify the existing directional median opening on Northlake Blvd. between North (N.) Bates Road (Rd.) and East Highland Pines Blvd. so that left turns out from N. Bates Rd. would be prohibited. The ZC further discussed this issue elaborating on the current traffic and increase of traffic on Northlake Blvd. in general. Allowing vehicular traffic, the ability to turn left from N. Bates Rd. onto Northlake Blvd. or not, would still result in a traffic jam for passing and local motorists. The ZC recommended approval for the Rezoning and the Class A Conditional Use by a vote of 7-0-1.

Subsequently after the ZC meeting, Engineering and Traffic Staff deleted these two Engineering Conditions No. 4 and 7 and which are removed from the updated Staff Report.

**PUBLIC COMMENT SUMMARY:** At the time of publication, Staff received 14 letters of approval including a letter from the Sheriff's Office; and two letters from the Florida House of Representative, and no letters in opposition. Staff was contacted by the City of Palm Beach Gardens (PBG) requesting general information of how to access documents submitted by the Applicant. Staff has also met with representatives/residents of the Square Lake Community. The residents expressed concerns about the proposed change in the FLU, Zoning, and design proposals. Their concerns were in regards to the proposed architectural elevations, the height of the buildings, hours of operation, other office uses that are not affiliated with the Place of Hope Lane Outreach Center, excessive signage, and additional traffic along Northlake Blvd.

**PROJECT HISTORY:** The 2.27-acre site was previously developed as Single Family Residences through the building permit process with no other approvals.

**MEETING RESIDENTS OF THE SQUARE LAKE COMMUNITY:** Prior to certification of this application for the March Public Hearings, Staff, and some residents of the Square Lake Community met on November 08, 2016 to discuss the following issues by the residents:

Use of the buildings, hours of operation, height of the buildings, design of the buildings, Palm Tran transit easement, signage, and traffic.

On January 26, 2017 the Square Lake residents met with Zoning Staff and Commissioner Valeche. The following issues were discussed:

<b>TABLE OF ISSUES</b>		
	<b>Issues by Square Lake Community</b>	<b>Response or Action by Staff</b>
<b>1. Use of the Building</b>	When this project was first presented to the Square Lake residents. The Applicant indicated these buildings would be limited for Administrative offices for the Place of Hope. The residents questioned what types of uses would fall under the Professional Office uses.	There are limited uses allowed within a Commercial Low Office Land Use and Zoning District. The proposed use is Professional Office, with more than one tenant. The Unified Land Development Code (ULDC) defines office as the provision of executive, administrative, management or professional services, and excludes retail or restaurant uses except as an incidental use. Staff further clarifies that Medical or Dental Office would

		require a BCC's approval for this site. There is no need to address this use limitation through a Condition of Approval.
<b>2. Hours of Operation</b>	Hours of operation are requested to be in compliance with Code which are from 6:00 am to 11:00 pm. The residents are concerned as these hours of operation will affect traffic in and out of the building, lighting in the parking lot, and activities will generate noise.	The ULDC limits hours of operation located within 250 feet of a residential district to not commence business activities, including deliveries and stocking, prior to 6:00 AM nor continue business activities later than 11:00 PM daily. Staff determines that with the setback of the property and upgraded landscape buffers, the hours as permitted by the ULDC is adequate to address any potential visual or noise nuisances. However, the Applicant has agreed to limit the hours from 7am to 9pm. See Use Limitation Condition 2.
<b>3. Height of Building</b>	The PSP shows the buildings to be at a maximum height of 26 feet. The residents are concerned that this would allow for a second floor or mezzanine.	<p>The PSP indicates a one story structure. There is no second floor or mezzanine proposed. The PSP accommodates 18,000 sq. ft. for office uses on a single story. Staff is not recommending any conditions to the height of the building since the ULDC limits the height to 35 feet and the Applicant would not be able to add a second story administratively.</p> <p>The scale of the building is similar to that of the DiVosta project, where it was conditioned to a height of 25 feet from finished grade to the highest point. The proposed elevations have a height varying from approximately 22 to 26 feet to the top of the parapet and approximately 28 feet to the top of the tower peaked roof.</p>
<b>4. Design of the Buildings</b>	The residents find the scale and the design of the building as too commercial looking for the surrounding area. They had requested that the building be redesigned to be similar to the DiVosta projects (Square Lake Plaza North and South) that abuts Square Lake on Military Trail.	<p>The residents are requesting that the building be more of a Mediterranean style, however, the building is closer to Florida vernacular in style. The only Mediterranean detail is the barrel tile.</p> <p><b>Architecture:</b> Staff explained to the residents that there is not a defined architectural style along Northlake Boulevard, in this area, there is a mixture of residential, civic/institutional and commercial uses. However, the architectural elevations had changed from the original submittal, to a more contemporary style building, and one that incorporates elements of the DiVosta Commercial project, including the columns, and towers. The Preliminary Architectural Elevations (PAE) submitted by the Applicant (Exhibit C-2) are in compliance with the current ULDC,</p>

		<p>Article 5.C, Design Standards. In addition, the Applicant modified the proposed elevations to reflect added towers with a pitched metal roof at the front corners of the building; a change in the materials for the façade of the building, and a six-foot-high masonry wall to be included within the Right of Way Buffer (ROW) along North Bates Road. Staff advised that the existing trees may not tolerate the soil disruption for a wall and that 'safe sight' corners and other items would likely limit the wall's length along N. Bates Road, in order to provide adequate visibility for drivers traveling that intersection.</p> <p>Staff recommends Architectural Review Condition 1 requiring final elevations to be submitted at Final Approval by the Development Review Officer.</p>
<b>5. Palm Tran Transit Easement</b>	The PSP indicates an easement for Palm Tran. They questioned why this was added as currently there is no Palm Tran route on Northlake west of Military Trail.	The Palm Tran transit easement was added in the possibility that future Palm Tran service will extend west of Military Trail on Northlake Boulevard, to address the continuing development west of Military Trail. The easement is a set-aside for future transit service and a potential future bus stop/shelter area. It is not a commitment for anyone else besides Palm Tran to purchase, erect or maintain a bus shelter. There are currently requests for service west of Military Trail in this area. In the next few months Palm Tran is evaluating all of their service and as part of their Route Performance Maximization (RPM) project. It is anticipated further public outreach and input will occur prior to any future transit service in this area.
<b>6. Signage</b>	The residents questioned why there are two freestanding monuments signs instead of just one sign. They also are concerned how the signage will be illuminated	Based on the frontage of the project the site would be allowed to have 3 freestanding signs, 200 sq. ft. each and 15 feet in height. The Applicant is proposing 2 signs: 10 feet in height and 75 sq. ft. The lighting of the signs has to be in accordance with the requirements of the ULDC. Staff will include a Condition of Approval (Sign Condition 1) limiting the size and height with respect to its proximity to residential, and prohibits back-lit of signs.
<b>7. Traffic</b>	The residents were concerned about the already existing overwhelming traffic around the neighborhood accessing Northlake Boulevard from E	The residents discussed at length options for one or two design alternative modifications to the existing median opening to limit drivers from E Highland Pines Blvd

	Highland Pines Boulevard (to the north) and North Bates Road (to the south). Also, Parents are parking along North Bates Road while waiting for the School Bus to pick-up and drop-off children.	from crossing Northlake to go east, and another one limiting drivers coming from Bates to cross Northlake to go west.  The Applicant has already revised the Place of Hope site plan to eliminate connection to Bates Road at the neighborhood's request.
<b>8. Land Use</b>	The residents asked what was presented to the County for approval; if the Land Use Change had taken place and will Staff have Conditions of Approval before the hearing in March that would be available.	Staff has provided dates and locations for the referenced hearings to the residents. The Planning Commission occurred on February 10, 2017 with the interested parties in attendance. Zoning Staff reports are available 5 days prior to the hearing.

**SURROUNDING LAND USES:**

**NORTH:**

FLU Designation: High Residential (HR-12)  
 Zoning District: Multi-Family Residential (Medium Density) District (RM)  
 Supporting: Residential (Highland Pines)

**SOUTH:**

FLU Designation: Low Residential (LR-1)  
 Zoning District: Residential Estate District (RE)  
 Supporting: Residential

**EAST:**

FLU Designation: Low Residential (LR-1)  
 Zoning District: Residential Transitional District (RT)  
 Supporting: Vacant- (approved for Civic/Institutional) (Levy Learning Center, Control No 2005-00193)

**WEST:**

FLU Designation: Low Residential (LR-1)  
 Zoning District: (RE)  
 Supporting: Residential

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**FINDINGS:**

Rezoning Standards:

When considering a Development Order application for an Official Zoning Map Amendment to a Standard Zoning District or a rezoning to a PDD or TDD, the BCC and ZC shall consider Standards 1-7 listed under Article 2.B.1.B of the ULDC. The Standards and Staff Analyses are indicated below. An Amendment, which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

**1. Consistency with the Plan - *The proposed amendment is consistent with the Plan.***

- Consistency with the Comprehensive Plan: The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.
- Concurrent Land Use Amendments: The site is the subject of a concurrent Small Scale Future Land Use amendment known as Place of Hope Outreach Center (SCA 2017-004). The request is to amend the land use from Low Residential, with an underlying 1 unit per acre (LR-1), to Commercial Low - Office (CL-O), with no conditions. The concurrent FLUA is scheduled for Planning Commission (PLC) public hearing on February 10, 2017. The adoption hearing is scheduled for March 23, 2017.

- Density (Current FLU): The standard density of 1 du/acre is allowed for a residential project with a LR-1 FLU designation in the Urban/Suburban Tier (2.27 acres x 1 du = 2.27 or 2 du).
- Intensity (Proposed FLU): The maximum Floor Area Ratio (FAR) of 0.35 is allowed for a commercial project with a CL-O FLU designation in the Urban/Suburban Tier (2.27 acres x 43,560 sq. ft. x 0.35 maximum FAR = 34,608.42 sq. ft. maximum). The request for a total of 18,000 sq. ft. equates to a FAR of approximately 0.18 (10,080 / 98,881.2 surveyed sq. ft. or 2.27 acres = 0.1820).
- Special Overlay District/ Neighborhood Plan/Planning Study Area: The site is not located within any neighborhood plans, overlays or plan study areas as identified in the Comprehensive Plan.

**2. Consistency with the Code** - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

The proposed rezoning is not in conflict with the ULDC and the site meets the overall property development regulations for minimum lot size when it is combined through the platting process. The rezoning action is contingent upon the approval and adoption of the concurrent Small Scale Land Use Amendment Application SCA-2017-004.

- Conditional Overlay Zone (COZ)

The Engineering Department is recommending that the rezoning request be accompanied by Conditions of Approval pertaining to road construction improvements and timing of building permits to ensure compliance with Traffic Performance Standards (TPS) and median landscaping, drainage and platting in accordance with provisions of Article 11. To ensure adherence to the recommended Conditions of Approval contained with Exhibit C-1, Staff is recommending that the rezoning request be subject to a COZ. The Applicant has agreed to the COZ. The Engineering Conditions shall be applicable once this rezoning is in effect regardless of the proposed use.

**3. Compatibility with Surrounding Uses** - *The proposed amendment is compatible, and generally consistent with existing uses and surrounding zoning districts, and is the appropriate zoning district for the parcel of land. In making this finding, the BCC may apply an alternative zoning district.*

The proposed amendment to allow low intensity office uses would be consistent with the character and development pattern of this particular area, which can be characterized as a mixture of low, medium and high density/intensity uses.

**4. Effect on Natural Environment** – *The proposed amendment will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

**ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:**

**VEGETATION PROTECTION:** The site had been generally developed as two single-family residences. The majority of the onsite trees are native and a large portion of the trees have incorporated into the site plan. The native trees that conflict with the development will be mitigated on the site.

**WELLFIELD PROTECTION ZONE:** The property is located with a Wellfield Protection Zone #4.

**IRRIGATION CONSERVATION CONCERNS AND SURFACE WATER:** All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Water and Irrigation Conservation Ordinance No. 93 3. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93 15.

**ENVIRONMENTAL IMPACTS:** There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

**5. Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The proposed commercial low office designation will serve as a transitional use between the medium and high density and intensity to the north of Northlake Blvd. and the low density residential uses to the south and west of the site.

**6. Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency.*

**CONCURRENCY:** Concurrency has been approved for 18,000 sq. ft. of Professional and Business offices and complies with Article 2.F. Concurrency See Conditional Use Standard 7 for details on the concurrency compliance as discussed under the Conditional Use findings below.

**7. Changed Conditions or Circumstances** – *There are demonstrated changed conditions or circumstances that necessitate the amendment.*

There are demonstrated changed conditions or circumstances that necessitate the amendment. According to the Applicant's Justification Statement: when the subject site was originally platted, Northlake Blvd was a much smaller road with more of a neighborhood character. Throughout the years, it has expanded to a major thoroughfare with six lanes. Therefore, the RE Zoning District is no longer appropriate for properties abutting Northlake Boulevard.

**CONCLUSION:**

Staff has evaluated the standards listed under Article 2.B. and determined that there is a balance between the need for change and the potential impacts generated by this change. Therefore, Staff is recommending approval of the request. Staff has also determined that any of the potential impact and incompatibility issues will be adequately addressed subject to the recommended Conditions of Approval as indicated in Exhibit C-1 and Exhibit C-2.

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**FINDINGS:**

Conditional Uses, Requested Uses and Development Order Amendments:

When considering a Development Order application for a Conditional or Requested Use, or a Development Order Amendment, the BCC and ZC shall consider Standards 1 – 8 listed in Article 2.B.2.B. of the ULDC. The Standards and Staff Analyses are indicated below. A Conditional or Requested Use or Development Order Amendment which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

**1. Consistency with the Plan** – *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

○ The proposed use is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use. (*this is discussed under the rezoning findings above*)

**2. Consistency with the Code** - *The proposed use or amendment complies with all applicable standards and provisions of this Code for use, layout, function, and general development characteristics. The proposed use also complies with all applicable portions of Article 4.B, SUPPLEMENTARY USE STANDARDS.*

○ Property Development Regulations (PDRs): The proposed CLO requires a Class A if the maximum floor area of office proposed exceeds 15,000 sq. ft. They are proposing 18,000 between the two buildings and therefore requires the use approval.

○ Architectural Review: The proposed Architectural design complies with the ULDC Article 5.C. as it incorporates the required elements established for roofline, façade, and entries (Exhibit C-2). However, during several meeting between Staff, the Applicant and the Square Lake Community, issues were raised by the community regarding the proposed architectural (See Table of Issues).

At the Zoning Commission Hearing held in March 2, 2017, the Certified Architectural Elevations dated January 12, 2017 was revised to address the concerns of the Square Lake Community. Therefore, these Architectural modifications must comply with ULDC Article 5.C and be consistent with the rendering presented at the above mentioned ZC Hearing, and as hereby indicated in Exhibit E.

○ Landscape: All of the proposed 15 feet Right-of-Way (ROW), and 15 feet Incompatibility buffers are in compliance with the ULDC Article 7, in addition more trees are to be included within the 15 feet incompatibility buffer to the south abutting residential. However, the Square Lake Community asked the Applicant to include a six-foot-high wall to better screen the view along N. Bates Rd. As a result, a six ft. high CBS Wall is proposed within the 15 ft. ROW buffer along the east property line adjacent to North Bates Road and along the south property line adjacent to residential (Landscape Perimeter Condition 1). As mentioned above, Staff expressed their concerns with the proposed wall along N. Bates Road when it comes to driver safe sight visibility at the corner of Northlake and N. Bates Road. This is discussed in the Table of Issues at the beginning of this report. A dry detention area is also proposed along the south property line to provide additional setbacks and buffering from the single family residence to the south. The ULDC outlines that 75 percent of required trees are to be located between the exterior side of the wall along the ROW or adjacent property.

○ Signs: The proposed signs are in compliance with the ULDC Article 8 for building and ground mounted free standing monument signs. The Applicant is proposing two signs on Northlake Boulevard, ten feet in height and 75 sq. ft. sign area and no freestanding sign on Bates Road. Staff recommends Sign Condition one (1) limiting the number and size of signs on the site as proposed by the Applicant.

○ Hours of Operation: the subject property is located within 250 feet of residential. Therefore, is subject to the required hours of operation as underlying by the ULDC Article 3. Which limits the hours to commence business activities from 6:00 AM to 11:00 PM. However, the Square Lake Community was not satisfied with these hours and suggested the hours be changed from 7:00 AM to 9:00 PM. The Applicant agreed to the condition changing the hours from 7:00 AM to 9:00 PM.

**3. Compatibility with Surrounding Uses** – *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

The proposed Professional Office use is compatible with surrounding commercial uses along Northlake Blvd. The proposed Office use is among the lowest Commercial uses that will front on Northlake Blvd. This use when less than 15,000 sq. ft. of Gross Floor Area (GFA) is permitted by right within the CLO Zoning District. In accordance with the ULDC Article 4, if the Professional Office exceeds the 15,000 sq. ft. of GFA it must be approved as a Class A Conditional Use. Additionally, potential impacts have been mitigated by a wall, which exceeds perimeter buffer requirements, since a wall is not required along the perimeters of the property. This provide additional screening from Incompatible uses.

The Applicant is willing to commit to limiting the development to two one-story buildings and not exceeding 18,000 SF. The Applicant and Agent have met with the residents of Square Lake and agreed to providing a wall along the south and east property lines of the subject site for privacy and to reduce the visual impact of the proposed commercial activities.

**4. Design Minimizes Adverse Impact** – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The proposed buildings are in compliance with the setbacks that are required by ULDC with, providing a significant visual distance from the adjacent roadways and parcels. Also the landscaping and buffering will be installed in compliance with ULDC requirements and would minimize any potential adverse impact to adjacent parcels.

**5. Design Minimizes Environmental Impact** – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

The proposed design does not include any additional impacts beyond the proposed rezoning. This is discussed in the rezoning findings under the Effect on Natural Environment above.

**6. Development Patterns** – *The proposed use or amendment will result in a logical, orderly and timely development pattern.*



○ The proposed development is to be developed in one phase. This will continue the commercial use and building pattern that has emerged along Northlake Blvd over the years due to the widening of the Rd. Northlake Blvd is a very dense Road that supports east and westbound traffic from Interstate I-95 to the Turnpike relative to the subject property's location; as it is located in between those interstate highways. This makes it very difficult for any type of single family residential use to be deemed appropriate without creating multiple issues for its residents. Thus; the commercial developments along Northlake Blvd, create a buffer that diminishes the noise and alleviate other negative factors coming from Northlake Blvd to the residential properties immediately to the south.

This proposed project demonstrates exactly how that buffer is created by the subject property from Northlake to the residential property immediately to the south. The Applicant states that the buildings may be occupied by users other than the Place of Hope. However, the CLO district does not allow restaurant or retail uses. This means that, additional available square footage not occupied by the Place of Hope will be rented out to tenants with compatible uses appropriate with the Zoning District and Place of Hope. However, the Square Lake Community expressed concerns regarding the scale of the building being too big, which they believe disrupt the development pattern of the area.

**7. Adequate Public Facilities – *The extent to which the proposed use complies with Art. 2. F, Concurrency.***

**ENGINEERING COMMENTS:**

**TRAFFIC IMPACTS**

Build-out of the project to be December 31, 2019. Proposed office development is expected to generate 321 daily, 44 AM, and 24 PM peak hour trips.

There are no improvements to the roadway system required for compliance with the Traffic Performance Standards because this project has an insignificant impact on the surrounding roadway network.

However, to increase the safety of traffic, the existing median on Northlake Blvd between E Highland Pines Blvd and N Bates Rd will need to be modified by the Property Owner to prohibit left turns out from N Bates Rd.

**ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)**

Traffic volumes are in vehicles per hour

Segment: Northlake Blvd from Ryder Cup Blvd to N Military Trail

Existing count: Eastbound=1612, Westbound=2354

Background growth: Eastbound=584, Westbound=399

Project Trips: Eastbound=2, Westbound=11

Total Traffic: Eastbound=2198, Westbound=2764

Present laneage: 3 in each direction

Assured laneage: 3 in each direction

LOS "D" capacity: 2940 per direction

Projected level of service: LOS D or better in each direction

The Property Owner shall dedicate ROW to be consistent with the PBC Thoroughfare Identification Map, take in the storm drainage runoff from Northlake Boulevard and obtain an onsite drainage review from Land Development prior to the issuance of the building permit.

The Property Owner shall submit a drainage study that identifies historical flows that currently enter the site prior to the Final Site Plan approved by the DRO.

The Property Owner shall install landscaping within the median of Northlake Boulevard along the project frontage in accordance with OTIS.

**PALM BEACH COUNTY HEALTH DEPARTMENT:** This project meets all Florida Department of Health requirements.

**FIRE PROTECTION:** The proposed request has been reviewed by the Fire Department and there are no issues at this time.

SCHOOL IMPACTS: This is a nonresidential project and, therefore School Board standards do not apply.

PARKS AND RECREATION: This is a nonresidential project and, therefore Park and Recreation ULDC standards do not apply.

**8. Changed Conditions or Circumstances** – *There are demonstrated changed conditions or circumstances that necessitate a modification.*

Many of the properties along Northlake Blvd. west of Military Trail historically were residential in nature. However, over the years with the widening of Northlake Blvd. more prominent nonresidential uses have emerged, causing the residential uses directly adjacent to the 120 foot wide ROW to be redeveloped into commercial uses. Therefore, the proposed Official Zoning Map Amendment to CLO along with the proposed use; are consistent with previous development trends along Northlake Boulevard.

**CONCLUSION:**

Staff has evaluated the standards listed under Article 2.B and determined that there is a balance between the need for change and the potential impacts generated by this change. Therefore, Staff is recommending approval of the requests. Staff has also determined that any of the potential impact and incompatibility issues will be adequately addressed subject to the recommended Conditions of Approval as indicated in Exhibits C-1 and C-2.

## CONDITIONS OF APPROVAL

Exhibit C-1

### Official Zoning Map Amendment with a Conditional Overlay Zone

#### ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2019. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDGPMT: MONITORING - Engineering)

3. The Property Owner shall provide to the Palm Beach County Right of Way Acquisition Section of Roadway Production Division a road right of way deed and all associated documents as required by the County Engineer for Northlake Boulevard, sixty (60) feet, measured from centerline of the proposed right of way, on an alignment approved by the County Engineer

All right of way deed(s) and associated documents shall be provided and approved prior to the issuance of the first building permit or within ninety (90) days of a request by the County Engineer, whichever shall occur first. Right of way conveyance shall be along the entire frontage and shall be free and clear of all encroachments and encumbrances. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include, where appropriate as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall not record these required deeds or related documents. Palm Beach County will prepare a tax pro-ration. A check, made payable to the Tax Collector's Office, shall be

submitted by the Property Owner for the pro-rated taxes. After final acceptance, Palm Beach County shall record all appropriate deeds and documents. (BLDGPMT/ONGOING: MONITORING - Engineering)

4. The Property Owner shall design, install, and perpetually maintain median landscape within the median of all abutting right of way of Northlake Boulevard. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires Board of County Commissioner's approval. Median landscaping installed by the Property Owner shall be perpetually maintained by the Property Owner, his successors and assigns, without recourse to Palm Beach County, unless the Property Owner provides payment for maintenance as set forth in Paragraph c and d below.

a. The necessary permit(s) for this landscaping and irrigation shall be applied for from Palm Beach County Land Development prior to the issuance of the first building permit. (BLDGPMT: MONITORING - Engineering)

b. All installation of the landscaping and irrigation shall be completed prior to the issuance of the first certificate of occupancy. (BLDGPMT/CO: MONITORING - Engineering)

c. At Property Owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the Property Owner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once

payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the Property Owner. The Property Owner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the Property Owner. (ONGOING: MONITORING - Engineering)

d. Alternately, at the option of the Property Owner or if the construction of the required landscape and irrigation is not possible due to physical constraints, the Property Owner may make a contribution to the County's Only Trees Irrigation and Sod, (OTIS) program, unincorporated thoroughfare beautification program prior to the issuance of the first Building Permit. This payment option is only available if the roadway segment is included in the County's current OTIS Master Plan and shall be based on the project's front footage along Northlake Boulevard. This payment shall be in the amount and manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended. (BLDGPM: MONITORING - Engineering)

5. The Property Owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The Property Owner shall provide drainage easements, as required, to accommodate offsite drainage.

a. Drainage study shall be provided the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING - Engineering)

b. Any required drainage easements shall be dedicated in conjunction with any required lot combination or recorded prior to issuance of the first building permit, whichever shall occur first. (BLDGPM/PLAT: ENGINEERING - Engineering)

## **COMPLIANCE**

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or

b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or

c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or

d. Referral to Code Enforcement; and/or

e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)  
(ONGOING: MONITORING - Zoning)

## **DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

## CONDITIONS OF APPROVAL

Exhibit C-2

### Conditional Use Class A – Office, Business or Professional

#### ALL PETITIONS

1. The approved Preliminary Site Plan is dated January 12, 2017. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

#### ARCHITECTURAL REVIEW

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Office, Business or Professional shall be submitted for review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC) and shall be generally consistent with the Architectural Elevations dated January 12, 2017, and the Architectural Renderings as presented at the Zoning Commission Hearing held on March 02, 2017, and formally submitted prior to the March 23, 2017 BCC Hearing. Development shall be consistent with the approved Architectural Elevations, the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (DRO/ONGOING: ZONING - Zoning)

#### ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2019. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDGPM: MONITORING - Engineering)

3. The Property Owner shall provide to the Palm Beach County Right of Way Acquisition Section of Roadway Production Division a road right of way deed and all associated documents as required by the County Engineer for Northlake Boulevard, sixty (60) feet, measured from centerline of the proposed right of way, on an alignment approved by the County Engineer

All right of way deed(s) and associated documents shall be provided and approved prior to the issuance of the first building permit or within ninety (90) days of a request by the County Engineer, whichever shall occur first. Right of way conveyance shall be along the entire frontage and shall be free and clear of all encroachments and encumbrances. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include, where appropriate as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall not record these required deeds or related documents. Palm Beach County will prepare a tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted by the Property Owner for the pro-rated taxes. After final acceptance, Palm Beach County shall record all appropriate deeds and documents. (BLDGPM/ONGOING: MONITORING - Engineering)

4. The Property Owner shall design, install, and perpetually maintain median landscape within the median of all abutting right of way of Northlake Boulevard. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires Board of County Commissioner's approval. Median landscaping installed by the Property Owner shall be perpetually maintained by the Property Owner, his successors and assigns, without recourse to Palm Beach County, unless the Property Owner provides payment for maintenance as set forth in Paragraph c and d below.

a. The necessary permit(s) for this landscaping and irrigation shall be applied for from Palm Beach County Land Development prior to the issuance of the first building permit. (BLDGPM: MONITORING - Engineering)

b. All installation of the landscaping and irrigation shall be completed prior to the issuance of the first certificate of occupancy. (BLDGPM/CO: MONITORING - Engineering)

c. At Property Owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the Property Owner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the Property Owner. The Property Owner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the Property Owner. (ONGOING: MONITORING - Engineering)

d. Alternately, at the option of the Property Owner or if the construction of the required landscape and irrigation is not possible due to physical constraints, the Property Owner may make a contribution to the County's Only Trees Irrigation and Sod, (OTIS) program, unincorporated thoroughfare beautification program prior to the issuance of the first Building Permit. This payment option is only available if the roadway segment is included in the County's current OTIS Master Plan and shall be based on the project's front footage along Northlake Boulevard. This payment shall be in the amount and manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended. (BLDGPM: MONITORING - Engineering)

5. The Property Owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The Property Owner shall provide drainage easements, as required, to accommodate offsite drainage.

a. Drainage study shall be provided the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING - Engineering)

b. Any required drainage easements shall be dedicated in conjunction with any required lot combination or recorded prior to issuance of the first building permit, whichever shall occur first. (BLDGPM/PLAT: ENGINEERING - Engineering)

#### **ENVIRONMENTAL – PRESERVATION OF VEGETATION**

1. Prior to Final Plan approval by the Development Review Officer, the Property Owner shall submit an application for the Preservation of Native Vegetation to the Department of Environmental Resources Management (ERM). (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

2. Prior to Final Plan Approval by the Development Review Officer (DRO), the Property Owner shall submit (select one or more: Site Plan, Subdivision Plan, Landscape Plan or Alternate Landscape Plan) with a Tree Disposition Chart for review and approval. All vegetation that is subject to be preserved, relocated, replaced or mitigated shall be clearly identified on the Plan(s) and the Tree Disposition Chart, per Technical Manual, Title 4. The Plan(s) shall show:

a) the temporary location for the relocated vegetation and identify what type of tree barricades will be utilized;

b) the location of all preserved vegetation and identify what type of the permanent tree barricades/ protection devices will be utilized;

c) a Justification Statement describing the maintenance of the relocated vegetation prior to the installation of the vegetation to a new location, and the length of time associated with the temporary storage of the relocated vegetation; and

d) the above requirements (a thru c) shall be updated in the Tree Disposition Chart.

(DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

3. No vegetation shall be removed or relocated and no Preservation of Native Vegetation permit; pursuant to ULDC Article 14.C, shall be issued until ERM conditions 1 and 2 are satisfied. (ONGOING: ERM - ERM)

### **LANDSCAPE - PERIMETER**

1. PERIMETER LANDSCAPING ALONG THE SOUTH AND EAST PROPERTY LINES (ABUTTING RESIDENTIAL AND NORTH BATES ROAD) In addition to Code requirements, landscaping along the south and east property lines shall be upgraded to include:

- a. a minimum six (6) foot high opaque concrete panel wall. Height of the wall shall be measured from the highest grade of the two adjoining properties or from the nearest adjacent finished floor of the proposed structure. Method of measuring height of the wall shall be finalized subject to the review and approval by the Landscape Section to ensure screening effect is achieved for the adjacent property; and,
- b. one palm or pine for each for each thirty (30) linear feet of the property line. (BLDGPM/ONGOING: ZONING - Zoning)

### **LANDSCAPE - PRESERVATION OF VEGETATION**

1. Prior to Final Plan approval by the Development Review Officer, the Property Owner shall submit a Landscaping Plan with a Tree Disposition Chart for review and approval. All Vegetation that is subject to be preserved, relocated, replaced or mitigated shall be clearly identified on the Plan(s) and the Tree Disposition Chart, per Technical Manual, Title 4. The Plan(s) shall show:

- a) the temporary location for the relocated Vegetation and identify what type of tree barricades will be utilized;
- b) the location of all preserved Vegetation and identify what type of the permanent tree barricades / protection devices will be utilized;
- c) a Justification Statement describing the maintenance of the relocated Vegetation prior to the installation of the Vegetation to the new location, and the length of time associated with the temporary storage of the relocated Vegetation; and,
- d) the above requirements (a thru c) shall be updated in the Tree Disposition Chart. (ONGOING: ZONING - Zoning)

2. Prior to the issuance of any Building Permit(s) the Property Owner shall:

- a. submit an application for a Vegetation Barricade Permit to the Building Division. The application shall be routed to the Zoning Division for coordinated review by Zoning, ERM and Building Divisions;
- b. include the approved DRO plan(s) with the approved Disposition Chart;
- c. complete the installation of all vegetation protection barricades and tagging; and,
- d. schedule inspections to receive a 'Pass' status with Zoning Landscape Inspectors prior to any land clearing activity. (BLDGPM/ONGOING: ZONING - Zoning)

3. No vegetation shall be removed or relocated and no Building Permit(s) shall be issued until Landscape Conditions 1 and 2 are satisfied. (BLDGPM/ONGOING: ZONING - Zoning)

4. Failure to comply with the Landscape Preservation of Vegetation, conditions 1 thru 3 may result in a Stop Work Order being placed on the site and applicable fines assessed. (ONGOING: ZONING - Zoning)

### **SIGNS**

1. Ground Mounted Freestanding signs fronting on Northlake Boulevard shall be limited as follows:

- a. maximum sign height - ten feet, measured from finished grade to highest point;
- b. maximum sign face area per side - 75 square feet;
- c. maximum number of signs - two; and,
- d. style - monument style only;
- e. no backlit of the sign. (BLDGPM/ONGOING: BUILDING DIVISION - Zoning)

### **USE LIMITATIONS**

1. Prior to the Issuance of a Demolition Permit for the existing structures on the subject property, the Property Owner shall enter into a Contract with a licensed exterminator for the removal and control of any rodents on the subject property. A copy of this Contract or other acceptable documentation shall be submitted to the Building Division to verify compliance. (BLDGPM/ONGOING: BUILDING DIVISION - Zoning)

2. Hours of business operation shall be limited to 7:00 a.m. to 9:00 p.m. daily. (ONGOING: CODE ENF - Zoning)

### **COMPLIANCE**

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)  
(ONGOING: MONITORING - Zoning)

### **DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.



Figure 1: Land Use Map

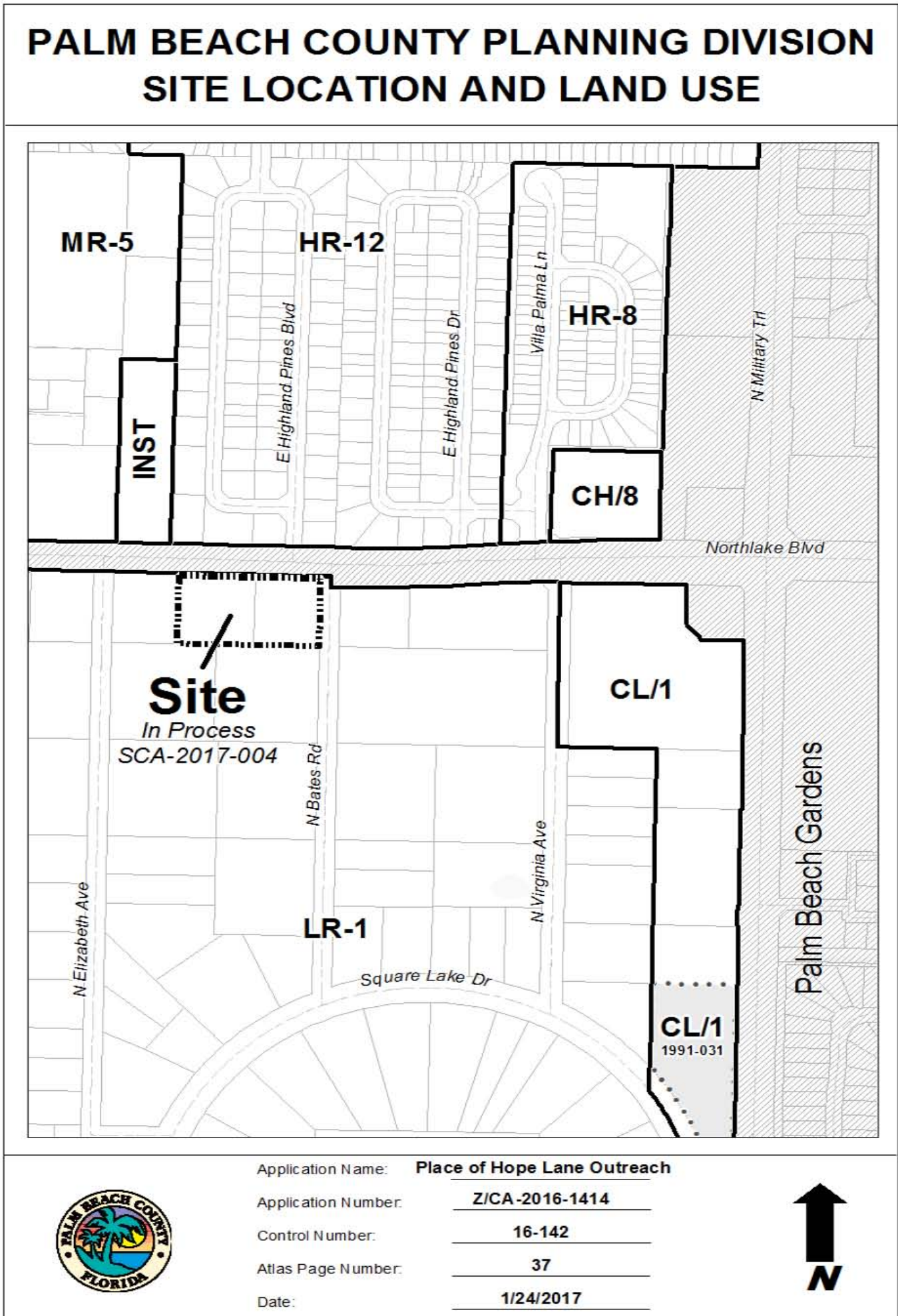


Figure 2: Zoning Map

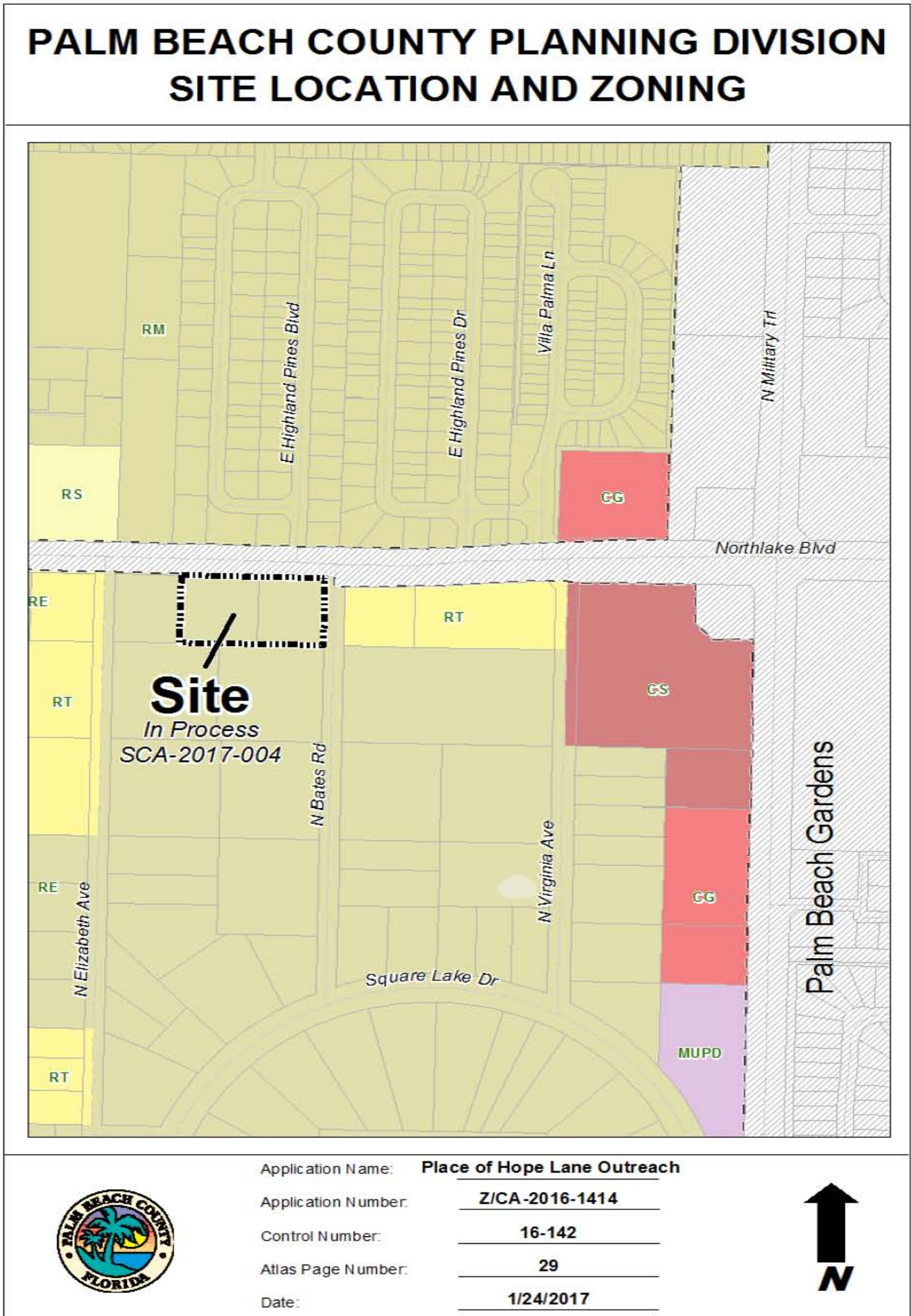


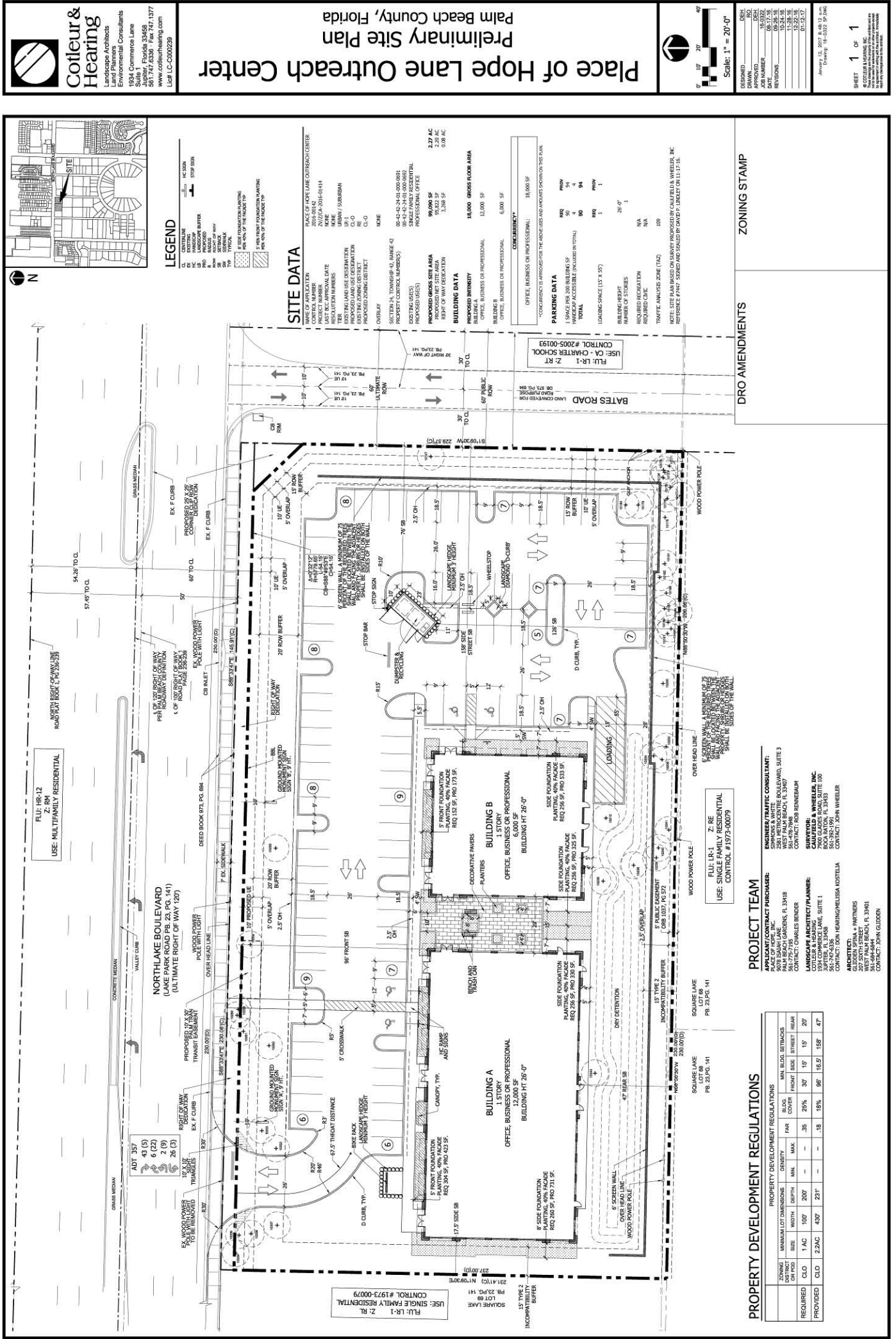


Figure 3: Aerial





Figure 4: Preliminary Site Plan dated January 12, 2016



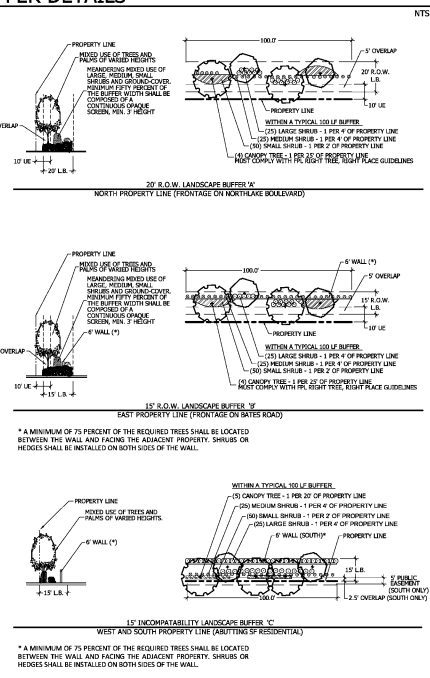
**Place of Hope Lane Outreach Center**  
 Preliminary Regulating Plan  
 Palm Beach County, Florida

Figure 5: Preliminary Regulating Plan dated January 12, 2017 (1 of 2)

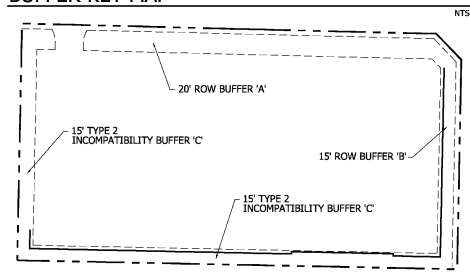
**TREE REQUIREMENTS CHART**

CATEGORY	CODE / CONDITION REQUIREMENT	REQ	REQ	REQ	REQ	REQ
		NORTH 20' RAW BUFFER	EAST 15' ROW BUFFER	SOUTH 15' INCOMPATIBILITY	WEST 15' INCOMPATIBILITY	INTERIOR
CANOPY TREES	1 PER 20' OF PROPERTY LINE	430	198	430	222	51,070
CANOPY TREES	1 PER 25' OF PROPERTY LINE	17	8		11	
GROUND COVER	1 PER 1' OF PROPERTY LINE (2" O.C.)	860	398			
SMALL SHRUBS	1 PER 2' OF PROPERTY LINE (2" O.C.)	215	97	215	112	
MEDIUM SHRUBS	1 PER 4' OF PROPERTY LINE (4" O.C.)	108	49	108	56	
LARGE SHRUBS	1 PER 8' OF PROPERTY LINE (8" O.C.)	108	49	108	56	
CANOPY TREES	1 PER 2,000 SF (INTERIOR LANDSCAPE AREA)					31
SHRUBS	1 PER 2,000 SF (INTERIOR LANDSCAPE AREA)					92
PARKING ISLAND TREES	1 PER 10 SPACES					11

**BUFFER DETAILS**



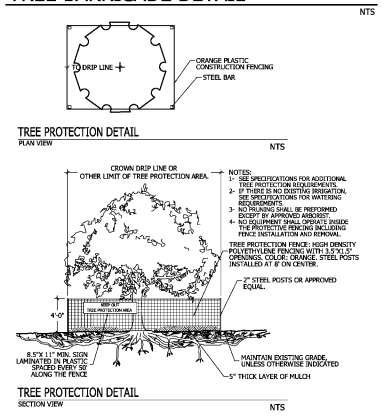
**BUFFER KEY MAP**



**TREE LIST**

TAG NO.	SIZE & TYPE	ERM TREE	ZONING TREE	PROPOSED DISPOSITION	ERM MITIGATION CALCULATED PER TABLE	ZONING REPLACEMENT TABLE	NOTES
10002	12" CABBAGE PALM	YES	N/A	RELOCATE	N/A	N/A	RELOCATE
10003	14" CABBAGE PALM	YES	N/A	RELOCATE	N/A	N/A	RELOCATE
10004	16" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10047	24" OAK	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10171	8" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10172	7" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10173	12" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10174	12" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10175	20" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10176	18" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10177	20" CABBAGE PALM	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10178	14" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10179	14" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10180	18" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10181	14" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10182	20" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10183	16" PINE	YES	N/A	REMOVE	3	N/A	MITIGATE
10184	20" PINE	YES	N/A	REMOVE	4	N/A	MITIGATE
10185	12" PALM	YES	N/A	REMOVE	3	N/A	MITIGATE
10186	12" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10187	14" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10188	12" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10189	8" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10190	16" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10191	8" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10192	13" ALMOND	YES	N/A	REMOVE	N/A	N/A	REMOVE
10194	8" QUEEN PALM	YES	N/A	REMOVE	N/A	N/A	REMOVE
10195	8" MANGO	YES	N/A	REMOVE	N/A	N/A	REMOVE
10196	20" MULBERRY	YES	N/A	REMOVE	N/A	N/A	REMOVE
10197	20" OAK	YES	N/A	RELOCATE	N/A	N/A	RELOCATE
10198	40" OAK	YES	N/A	RELOCATE	N/A	N/A	RELOCATE
10199	20" PINE	YES	N/A	REMOVE	4	N/A	MITIGATE
10200	20" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10201	7" AUSTRALIAN PINE	YES	N/A	REMOVE	N/A	N/A	REMOVE
10202	14" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10203	6" AUSTRALIAN PINE	YES	N/A	REMOVE	N/A	N/A	REMOVE
10204	7" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10205	6" AUSTRALIAN PINE	YES	N/A	REMOVE	N/A	N/A	REMOVE
10206	10" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10207	5" AUSTRALIAN PINE	YES	N/A	REMOVE	N/A	N/A	REMOVE
10208	6" AUSTRALIAN PINE	YES	N/A	REMOVE	N/A	N/A	REMOVE
10209	6" AUSTRALIAN PINE	YES	N/A	REMOVE	N/A	N/A	REMOVE
10210	6" AUSTRALIAN PINE	YES	N/A	REMOVE	N/A	N/A	REMOVE
10211	20" PINE	YES	N/A	REMOVE	4	N/A	MITIGATE
10212	18" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10214	10" QUEEN PALM	N/A	YES	REMOVE	N/A	N/A	REMOVE
10235	20" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10237	5" UMBRELLA CLUSTER	YES	N/A	REMOVE	N/A	N/A	REMOVE
10238	10" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10239	8" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10240	20" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10241	20" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10242	4" AUSTRALIAN PINE	YES	N/A	REMOVE	N/A	N/A	REMOVE
10245	12" PINE	N/A	YES	REMOVE	3	N/A	MITIGATE
10246	20" PINE	N/A	YES	REMOVE	4	N/A	MITIGATE
10247	14" PINE	N/A	YES	REMOVE	3	N/A	MITIGATE
10248	18" PINE	YES	N/A	REMOVE	4	N/A	MITIGATE
10249	22" PINE	YES	N/A	REMOVE	5	N/A	MITIGATE
10250	18" PINE	N/A	YES	REMOVE	4	N/A	MITIGATE
10251	12" PINE	N/A	YES	REMOVE	3	N/A	MITIGATE
10252	14" PINE	N/A	YES	REMOVE	3	N/A	MITIGATE
10253	14" PINE	YES	N/A	REMOVE	3	N/A	MITIGATE
10254	22" PINE	YES	N/A	REMOVE	5	N/A	MITIGATE
10255	24" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10256	8" QUEEN PALM	N/A	YES	REMOVE	N/A	N/A	REMOVE
10257	10" QUEEN PALM	N/A	YES	REMOVE	N/A	N/A	REMOVE
10258	20" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10259	5" COCONUT PALM	N/A	YES	PRESERVE	N/A	N/A	BARRICADE
10260	5" COCONUT PALM	N/A	YES	PRESERVE	N/A	N/A	BARRICADE
10261	8" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10262	10" CEDAR	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10263	10" QUEEN PALM	YES	N/A	REMOVE	N/A	N/A	REMOVE
10267	8" QUEEN PALM	YES	N/A	REMOVE	N/A	N/A	REMOVE
10268	12" QUEEN PALM	YES	N/A	REMOVE	N/A	N/A	REMOVE
10269	12" QUEEN PALM	YES	N/A	REMOVE	N/A	N/A	REMOVE
10289	10" QUEEN PALM	YES	N/A	REMOVE	N/A	N/A	REMOVE
10291	10" QUEEN PALM	YES	N/A	REMOVE	N/A	N/A	REMOVE
10292	10" DBL QUEEN PALM	YES	N/A	REMOVE	N/A	N/A	REMOVE
10293	12" QUEEN PALM	YES	N/A	REMOVE	N/A	N/A	REMOVE
10294	10" QUEEN PALM	YES	N/A	REMOVE	N/A	N/A	REMOVE
10304	8" PINE	YES	N/A	REMOVE	2	N/A	MITIGATE
10325	20" PINE	YES	N/A	REMOVE	4	N/A	MITIGATE
10326	14" PALM	YES	N/A	REMOVE	N/A	N/A	MITIGATE
10327	20" PINE	YES	N/A	REMOVE	4	N/A	MITIGATE
10328	16" CABBAGE PALM	YES	N/A	RELOCATE	N/A	N/A	RELOCATE
10329	22" CABBAGE PALM	YES	N/A	RELOCATE	N/A	N/A	RELOCATE
10330	12" PINE	YES	N/A	REMOVE	3	N/A	MITIGATE
10331	18" PINE	YES	N/A	REMOVE	5	N/A	MITIGATE
10332	22" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10333	14" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10334	12" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10335	18" CABBAGE PALM	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10336	20" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10337	22" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE
10339	18" PINE	YES	N/A	REMOVE	5	N/A	MITIGATE
10340	10" QUEEN PALM	YES	N/A	REMOVE	N/A	N/A	REMOVE
10341	12" QUEEN PALM	YES	N/A	REMOVE	N/A	N/A	REMOVE
10342	12" QUEEN PALM	YES	N/A	REMOVE	N/A	N/A	REMOVE
10343	12" QUEEN PALM	YES	N/A	REMOVE	N/A	N/A	REMOVE
10344	22" PINE	YES	N/A	PRESERVE	N/A	N/A	BARRICADE

**TREE BARRICADE DETAIL**



DRO AMENDMENTS

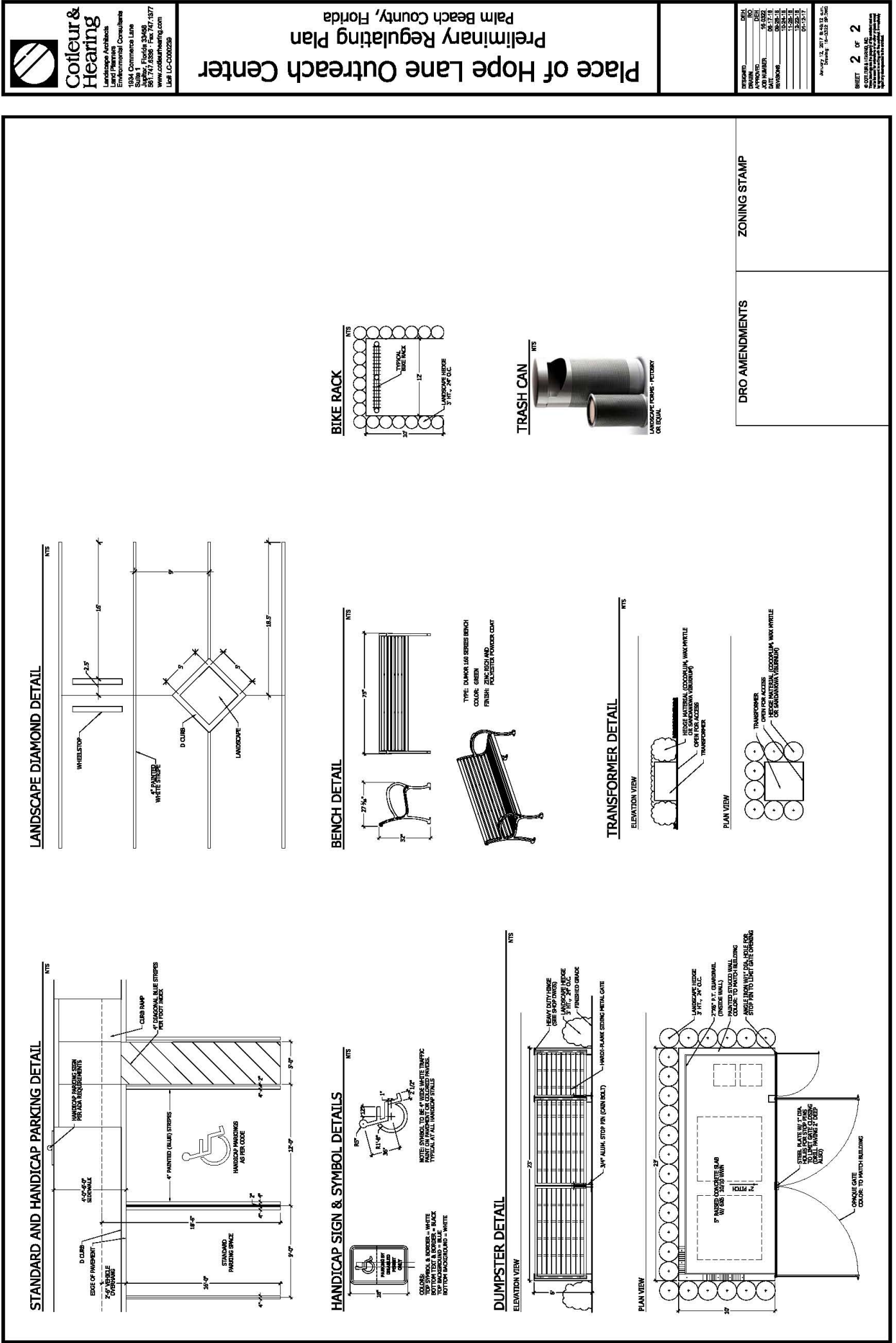
ZONING STAMP

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	16-0302
DATE	08-17-16
REVISIONS	08-26-16
	10-24-16
	11-28-16
	12-22-16
	01-12-17

January 12, 2017 8:48 12 a.m.  
 Drawing: 16-0302 SP-SW

SHEET 1 OF 2  
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Figure 6: Preliminary Regulating Plan dated January 12, 2017 (2 of 2)



**Coteleur & Hearing**  
 Landscape Architects  
 Environmental Consultants  
 1934 Commerce Lane  
 Jupiter, Florida 33468  
 888.741.8888 - Fax: 787.7977  
 www.coteleurandhearing.com  
 Lic: LP-00002528

**Place of Hope Lane Outreach Center**  
 Preliminary Regulating Plan  
 Palm Beach County, Florida

DESIGNED	DEH
DRAWN	DEH
APPROVED	DEH
CON. NUMBER	54-0202
DATE	06-27-16
REVISION	06-27-16
	06-27-16
	06-27-16
	06-27-16
	06-27-16

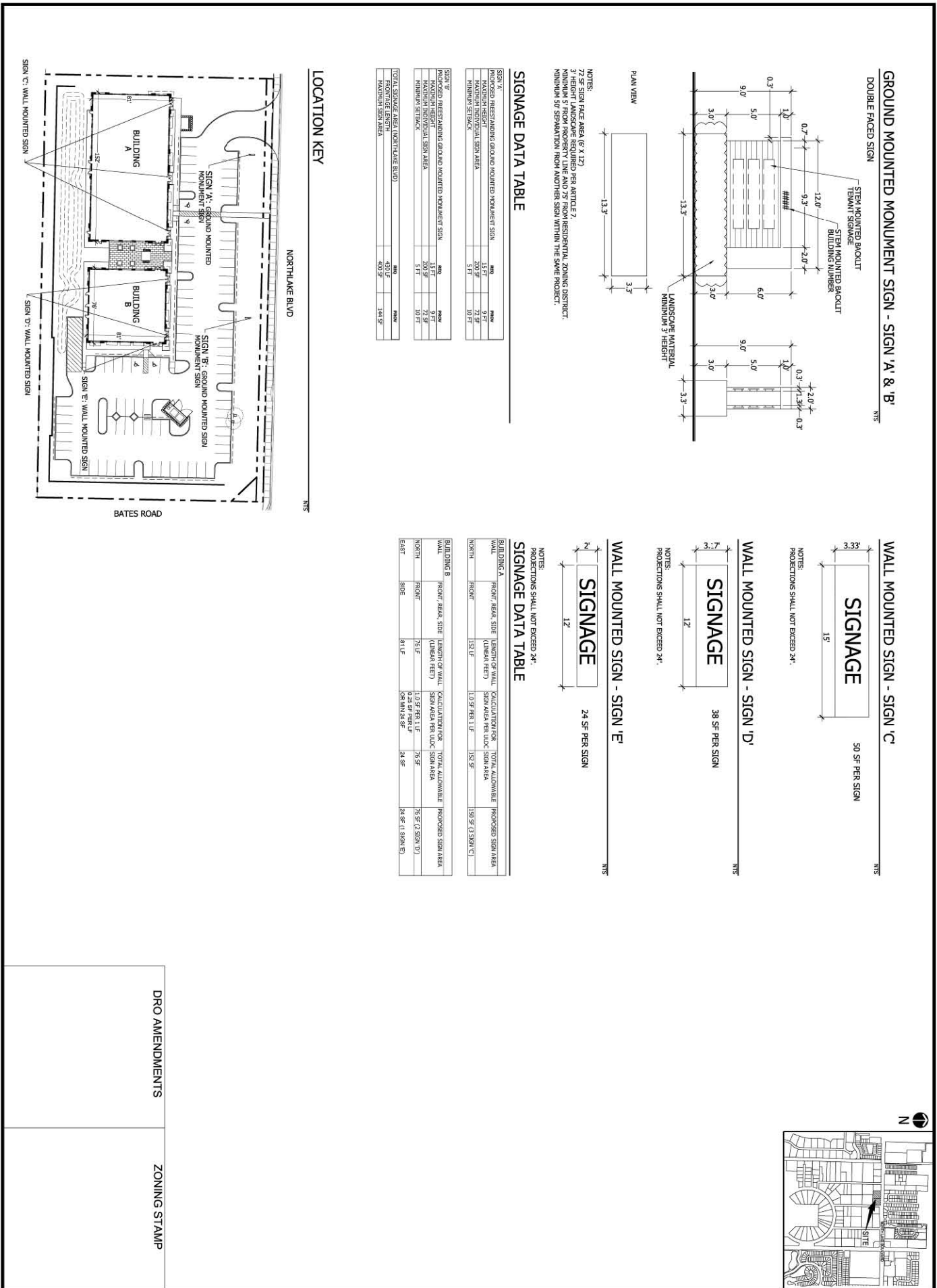
January 12, 2017, 8:56 AM  
 Drawing: 17-0258-0001

SHEET 2 OF 2

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DRO AMENDMENTS

ZONING STAMP



**Colleur & Heating**  
 Landscapes Architects  
 Land Planning  
 Environmental Consultants  
 1934 Commerce Lane  
 Jupiter, Florida 33468  
 887.747.0530 • Fax 787.1377  
 www.colleurandheating.com  
 Lic# LC-C0000228

**Place of Hope Lane Outreach Center**  
 Preliminary Master Sign Program  
 Palm Beach County, Florida

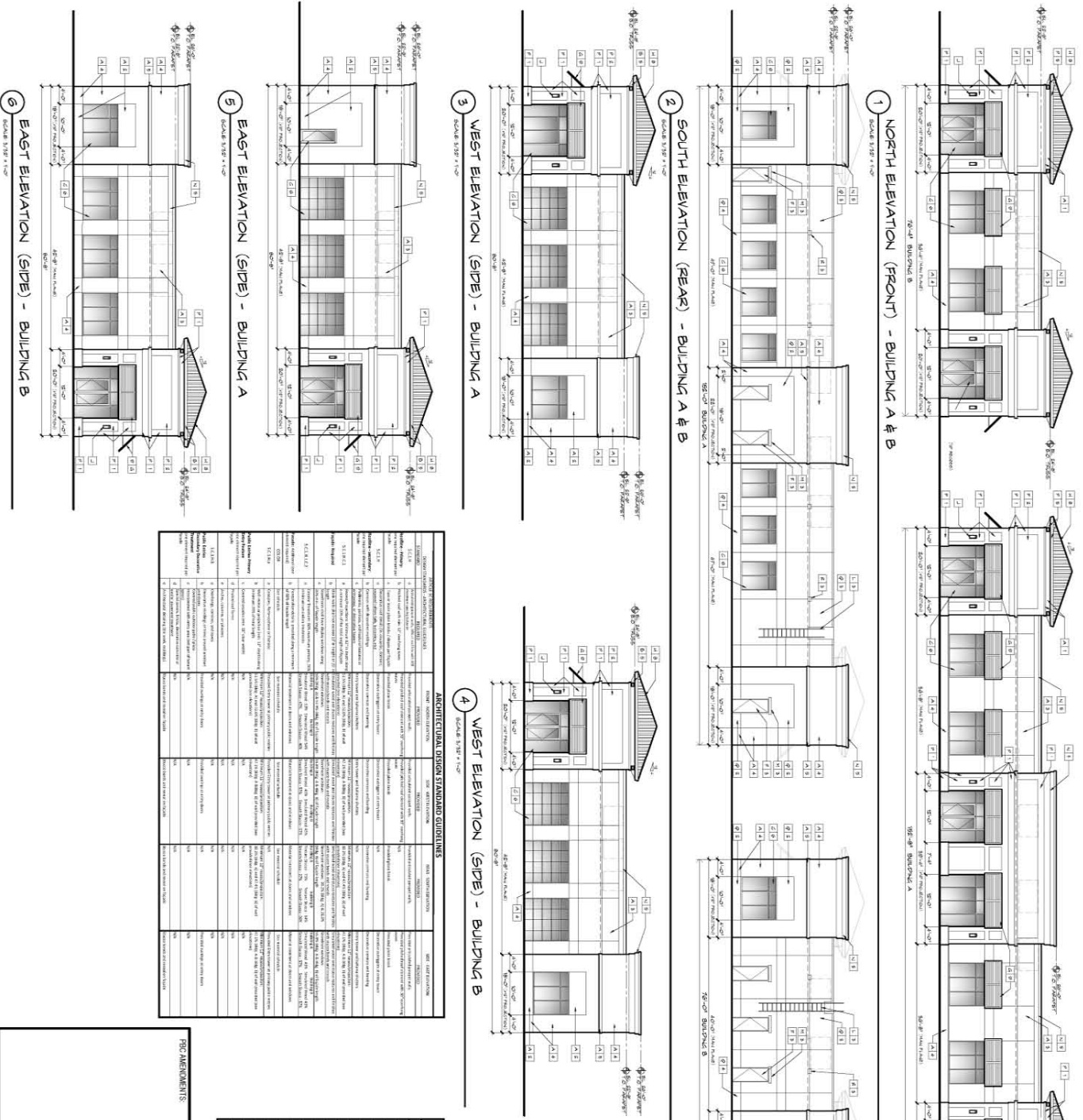
DESIGNED: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DATE: 08/17/16  
 REVISIONS: \_\_\_\_\_  
 1-1281-16  
 05-22-17

January 12, 2017 8:48 12 3 am  
 Drawing: 16-00113 37 284

SCOTT L. KENNEDY, INC.  
 10000 W. BOULEVARD, SUITE 100  
 WEST PALM BEACH, FLORIDA 33411  
 TEL: 561-833-1100  
 FAX: 561-833-1101  
 WWW.SKOTTLENNEDY.COM

SHEET 1 OF 1  
**PMSp**

Figure 7: Preliminary Master Sign Plan dated January 12, 2017



ARCHITECTURAL DESIGN STANDARD GUIDELINES	
SECTION	REQUIREMENTS
1. GENERAL	1.1. All exterior elevations shall be drawn to scale and shall include all architectural details, materials, and colors.
2. MATERIALS	2.1. Materials shall be specified by name, manufacturer, and finish. 2.2. Materials shall be compatible with the building's style and location. 2.3. Materials shall be durable and weather-resistant.
3. FINISHES	3.1. Finishes shall be specified by name, manufacturer, and color. 3.2. Finishes shall be compatible with the building's style and location. 3.3. Finishes shall be durable and weather-resistant.
4. ROOFING	4.1. Roofing shall be specified by name, manufacturer, and color. 4.2. Roofing shall be compatible with the building's style and location. 4.3. Roofing shall be durable and weather-resistant.
5. WINDOWS	5.1. Windows shall be specified by name, manufacturer, and color. 5.2. Windows shall be compatible with the building's style and location. 5.3. Windows shall be durable and weather-resistant.
6. DOORS	6.1. Doors shall be specified by name, manufacturer, and color. 6.2. Doors shall be compatible with the building's style and location. 6.3. Doors shall be durable and weather-resistant.
7. SIGNAGE	7.1. Signage shall be specified by name, manufacturer, and color. 7.2. Signage shall be compatible with the building's style and location. 7.3. Signage shall be durable and weather-resistant.

MATERIALS SCHEDULE	
NO.	DESCRIPTION
1	CONCRETE
2	BRICK
3	WOOD
4	GLASS
5	ROOFING
6	PAINT
7	FINISHES
8	DOORS
9	WINDOWS
10	SIGNAGE

PERC. AMENDMENTS

PERC. ZONING STAMP

PAE

Project No. 1000-498  
 Drawing No. 158-014  
 Project Name: POH-LANE OUTREACH CENTER

NEW BUILDING FOR:  
**PLACE OF HOPE**  
 LANE OUTREACH CENTER  
 4778 & 4814 NORTHLAKE BLVD.  
 PALM BEACH GARDENS, FL 33418

**GLIDDEN SPINA**  
 PARTNERS

Architecture • Interior Design  
 John Glidden • Allison Spina • Keith M. Spina • Fax 561.684.5594  
 gliddenspina.com  
 FL Lic. #A00000209

207 SIXTH STREET  
 WEST PALM BEACH, FLORIDA 33401  
 561.684.6844 • Fax 561.684.5594  
 gliddenspina.com  
 FL Lic. #A00000209

Figure 8: Preliminary Architectural Elevations dated January 12, 2017



**Exhibit D- Disclosures:**

**DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY**

*[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]*

**TO:** PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared John P. Cinicolo, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the  individual or  \_\_\_\_\_ *[position - e.g., president, partner, trustee]* of \_\_\_\_\_ *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
  
2. Affiant's address is: 15863 75th Ave  
Palm Beach Gardens, FL 33418
  
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
  
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
  
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
  
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

*John P. Cinicola*  
John P. Cinicola, Affiant  
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 3 day of AUGUST, 2016, by JOHN P CINICOLA, [  ] who is personally known to me or [  ] who has produced \_\_\_\_\_ as identification and who did take an oath.

*Harold H. Hollander*

Notary Public

HAROLD H HOLLANDER

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 03-11-2019



**EXHIBIT "A"**  
**PROPERTY**

DESCRIPTION:  
PARCEL 1:  
THE EAST 230 FEET OF THE WEST 430 FEET OF LOT 69, OF SQUARE LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, AT PAGE 141, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 69, GO EASTERLY ALONG THE NORTH LINE OF LOT 69, 200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 69, A DISTAND OF 230 FEET TO A POINT; THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF LOT 69, A DISTANCE OF 236 FEET, MORE OR LESS TO THE INTERSECTION OF THE SOUTH LINE OF LOT 69; THENCE WEST ALONG THE SOUTH LINE OF LOT 69, A DISTANCE OF 230 FEET TO A POINT WHICH IS 200 FOOT EAST OF THE WEST LINE OF LOT 69, THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 69, A DISTANCE OF 237 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.  
  
PARCEL 2:  
THE EAST 230 FEET OF LOT 69, LESS THE EAST 30 FEET FOR BATES ROAD RIGHT-OF-WAY, AND LESS LAND CONVEYED FOR ROAD PURPOSES IN DEED BOOK 973, PAGE 694, SQUARE LAKE, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 23, PAGE 141.



**Exhibit E: Proposed Rendering Architectural Modification Presented at the Zoning Commission Hearing on March 2, 2017.**



**PLACE OF HOPE - LANE OUTREACH CENTER**  
*Palm Beach Gardens, Florida*



Attachment B



**FRONT VIEW**