



b) Building Permits for more than 50 dwelling units shall not be issued until the developer provides acceptable surety in the form of a cash bond or escrow agreement to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDG PERMIT: MONITORING-Eng).

c) In order to request release of the surety for the traffic signal at Vista Del Lago and Lyons Road, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at this intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENGINEERING-Eng)

~~a. The Property Owner shall fund the cost of converting the emergency fire signal to the installation of a full signal if warranted as determined by the County Engineer at Vista Del Lago and Lyons Road. The cost of signalization shall also include all design costs and any required utility relocation. Also included in the cost of signalization shall be the total cost of materials and installation of a fiber optic underground communication cable within the right of way of Lyons Road between Boca Lago Blvd. and Palmetto Park Road to permit signal coordination of adjacent traffic signals. (ONGOING: ENGINEERING - Engineering)~~

~~b. Building Permits for more than 50 dwelling units shall not be issued until the developer provides acceptable surety in the form of a cash bond or escrow agreement to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDGPERMIT: MONITORING - Engineering)~~

~~c. In order to request release of the surety for the traffic signal at Vista Del Lago and Lyons Road, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at this intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. (ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING Condition 4 of Resolution R-2006-2334, Control No.1973-00036)~~

**D. ZONING APPLICATIONS - NEW**

13.	(289)	ZV/PDD-2015-02166 (2015-00085)	Central Park Commerce Center
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**ADD** All Petitions Condition 2 of Exhibit C-1 to read as follows:

Prior to Final Approval by the Development Review Officer (DRO) for the Final Master Plan, the Regulating Plan(s) shall be revised to include a trip concurrency equivalency table. The format of the table shall be reviewed and approved by the DRO.



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**ORDER OF BUSINESS  
ZONING COMMISSION  
PALM BEACH COUNTY, FLORIDA**

**THURSDAY APRIL 7, 2016**

**9:00 A.M.**

**Vista Center, Ken Rogers Hearing Room, VC-1W-47  
2300 N. Jog Road, West Palm Beach**

**CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication
- F. Adoption of the Minutes
- G. Swearing In
- H. Disclosures

**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 ZONING COMMISSION**

**APRIL 7, 2016**

**CALL TO ORDER**

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, and Pledge of Allegiance
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on accepting, rejecting, or modifying the recommendations of staff regarding other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, at 9:30 A.M. on Thursday, April 28, 2016 to take final action on the applications listed below regarding Official Zoning Map Amendments (rezoning), Class A Conditional Uses, Requested Uses, Planned Developments, Development Order Amendments, Waiver Requests and Administrative Inquiries.

- D. 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 Chair, 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.

- E. Proof of Publication - Motion to receive and file.
- F. Adoption of the Minutes
- G. Swearing In - County Attorney
- H. Disclosures

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

- 1. [DOA/CB-2015-02524](#) Title: a Development Order Amendment application of Rosso Realty LLC, Wallis Road Properties LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan, delete square footage, delete Conditions of Approval (Landscaping and Engineering), and add a Class B Conditional Use. Title: a Class B Conditional Use application of Rosso Realty LLC, Wallis Road Properties LLC by Urban Design Kilday Studios, Agent. Request: to allow Chipping and Mulching. General Location: Northeast corner of Wallis Road and 68th Avenue. **(Aquarius Recycling LLC)** (Control 2007-00172)

Pages 1 - 1

Project Manager: Donna Adelsperger

Size: 5.87 acres ±

BCC District: 2

Staff Recommendation: Staff recommends a postponement to May 5, 2016.

**MOTION:** To postpone to May 5, 2016.

**B. REMANDS**

**C. WITHDRAWALS**

**END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**A. REQUESTS TO PULL ITEMS FROM CONSENT**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**D. ZONING APPLICATIONS - NEW**

- 2. [Z-2015-02517](#) Title: an Official Zoning Map Amendment application of Palm Beach County by Palm Beach County, Agent. Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Public Ownership (PO) Zoning District.  
General Location: Approximately 0.25 miles south of 10th Avenue North on the west side of Military Trail. **(PBSO Military Trail Office)** (Control 2015-00150)

Pages 2 - 12

Conditions of Approval Pages (7 - 7)

Project Manager: Donna Adelsperger

Size: 1.36 acres ±

BCC District: 2

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

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the General Commercial (CG) Zoning District to the Public Ownership (PO) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

- 3. [DOA-2015-01719](#) Title: a Development Order Amendment application of Boca Lago Country Club, Inc by Wantman Group Inc., Agent. Request: to reconfigure the Master Plan, and modify and delete Conditions of Approval (Planned Unit Development and Planning).  
General Location: North of Palmetto Park Road and Lyons Road. **(Boca Lago PUD)** (Control 1973-00036)

Pages 13 - 44

Conditions of Approval Pages (19 - 28)

Project Manager: Joyce Lawrence

Size: 546.50 acres ±

BCC District: 5

(affected area 23.30 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 39 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Master Plan, and modify and delete Conditions of Approval (Planned Unit Development and Planning) subject to the Conditions of Approval as indicated in Exhibit C.

4. [SV/ZV/CA-2014-00451](#) Title: a Subdivision Variance application of Gospel Tabernacle of Faith, Inc by Land Research Management Inc., Agent. Request: to allow access to a major street.

Title: a Type II Variance application of Gospel Tabernacle of Faith, Inc by Land Research Management Inc., Agent. Request: to allow a reduction in the side setback.

Title: a Class A Conditional Use application of Gospel Tabernacle of Faith, Inc by Land Research Management Inc., Agent. Request: to allow a Place of Worship.

General Location: Southeast corner of Summit Boulevard and Haverhill Road. **(Gospel Tabernacle of Faith)** (Control 2014-00216)

Pages 45 - 69

Conditions of Approval Pages (53 - 56)

Project Manager: Joyce Lawrence

Size: 9.81 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1, 7 Conditions of Approval as indicated in Exhibit C-2, and 16 Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To adopt a resolution approving a Subdivision Variance to allow access to a major street subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Type II Variance to allow a reduction in the side setback subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Place of Worship subject to the Conditions of Approval as indicated in Exhibit C-3.

5. [CB/CA-2015-00309](#) Title: a Class B Conditional Use application of Suess Herta G Tr by Land Research Management Inc., Agent. Request: to allow a Nursing or Convalescent Facility.

Title: a Class A Conditional Use application of Suess Herta G Tr by Land Research Management Inc., Agent. Request: to allow a Medical Center.

General Location: North side of Southern Boulevard, east of Seminole Pratt Whitney Road. **(Suess Medical)** (Control 2010-00501)

Pages 70 - 87

Conditions of Approval Pages (75 - 78)

Project Manager: Roger Ramdeen

Size: 4.96 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 11 Conditions of Approval as indicated in Exhibit C-1 and 11 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Class B Conditional Use to allow a Nursing or Convalescent Facility subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Medical Center subject to the Conditions of Approval as indicated in Exhibit C-2.

6. [ABN/CB/Z/CA-2015-00538](#) Title: a Development Order Abandonment application of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to abandon the Special Exception for a Planned Unit Development allowing a Type 3 Congregate Living Facility granted through Resolution R-89-958, and amended through Resolutions R-92-1660 and R-93-549.  
Title: a Class B Conditional Use application of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to allow a Nursing or Convalescent Facility.  
Title: an Official Zoning Map Amendment application of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to allow a rezoning from the Single Family Residential (RS) and the Planned Unit Development (PUD) Zoning Districts to the Institutional and Public Facilities (IPF) Zoning District.  
Title: a Class A Conditional Use application of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to allow a Medical Center.  
General Location: Approximately 350 feet east of Haverhill Road on the north side of Lantana Road. **(Treatment Center of the Palm Beaches)** (Control 1988-00039)

Pages 88 - 108

Conditions of Approval Pages (95 - 99)

Project Manager: Roger Ramdeen

Size: 10.25 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1, 9 Conditions of Approval as indicated in Exhibit C-2, and 9 Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To recommend approval of a Development Order Abandonment to abandon the Special Exception for a Planned Unit Development allowing a Type 3 Congregate Living Facility granted through Resolution R-89-958, and amended through Resolutions R-92-1660 and R-93-549.

**MOTION:** To adopt a resolution approving a Class B Conditional Use to allow a Nursing or Convalescent Facility subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Single Family Residential (RS) and the Planned Unit Development (PUD) Zoning Districts to the Institutional and Public Facilities (IPF) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Medical Center subject to the Conditions of Approval as indicated in Exhibit C-3.

7. [DOA-2015-00752](#) Title: a Development Order Amendment application of Covenant Centre Inc by Cotleur & Hearing Inc., Agent. Request: to reconfigure the Site Plan, add square footage, and amend a Condition of Approval (Engineering).  
General Location: Northwest corner of Roan Lane and Northlake Boulevard. **(Covenant Church)** (Control 1974-00083)

Pages 109 - 132

Conditions of Approval Pages (115 - 121)

Project Manager: Carrie Rechenmacher

Size: 4.08 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 24 Conditions of Approval as indicated in Exhibit Exhibit C-1 and 7 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan, add square footage, and amend a Condition of Approval (Engineering) subject to the Conditions of Approval as Indicated in Exhibits C-1 and C-2.



8. [ZV-2015-02563](#) Title: a Type II Variance application of Sands Petroleum Ventures LLC by Urban Design Kilday Studios, Agent. Request: to allow a reduction in the rear setback; to allow landscaping and parking within the base building line; to allow a 24-hour operation within 250 feet of residential; and to allow a reduction of the Right-of-Way buffer width and hedge material along the west property line.

General Location: Northwest corner of Southern Boulevard and Cleary Road. **(Cleary Station)** (Control 1973-00243)

Pages 133 - 160

Conditions of Approval Pages (140 - 141)

Project Manager: Carrie Rechenmacher

Size: 1.17 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 10 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Type II Variance to allow a reduction in the rear setback; to allow landscaping and parking within the base building line; to allow a 24-hour operation within 250 feet of residential; and to allow a reduction of the Right-of-Way buffer width and hedge material along the west property line subject to Conditions of Approval as indicated in Exhibit C.

9. [ZV-2015-01716](#) Title: a Type II Variance application of Performance 21 Realty LLC by Jon E Schmidt & Associates, Agent. Request: to allow a reduction in the number of parking spaces, and to allow backward egress into a street.

General Location: Southeast corner of Okeechobee Boulevard and Donnell Road. **(Marino Performance Motors)** (Control 2003-00506)

Pages 161 - 184

Conditions of Approval Pages (166 - 167)

Project Manager: Donna Adelsperger

Size: 0.93 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the request subject to 12 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Type II Variance to allow a reduction in the number of parking spaces, and to allow backward egress into a street subject to the Conditions of Approval as indicated in Exhibit C.

10. [ABN/Z/CA-2015-01717](#) Title: a Development Order Abandonment application of TLH-38 Purdy, LLC, K Angelocci Realty LLC by Wantman Group Inc., Agent. Request: to abandon Transfer of Development Rights for 51 units granted under Resolutions R-2005-817 and R-2007-1242.  
Title: an Official Zoning Map Amendment application of TLH-38 Purdy, LLC, K Angelocci Realty LLC by Wantman Group Inc., Agent. Request: to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Residential Single-Family (RS) Zoning District.  
Title: a Class A Conditional Use application of TLH-38 Purdy, LLC, K Angelocci Realty LLC by Wantman Group Inc., Agent. Request: to allow Zero Lot Line units.  
General Location: South of Purdy Lane; west of Haverhill Road. **(Purdy Royale)** (Control 2003-00061)

Pages 185 - 222

Conditions of Approval Pages (194 - 198)

Project Manager: Carlos Torres

Size: 13.60 acres ±

BCC District: 2

Staff Recommendation: Staff recommends the approval of the requests subject to 1 Conditions of Approval as indicated in Exhibit C-1; and, 24 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Development Order Abandonment to abandon Transfer of Development Rights for 51 units granted under Resolutions R-2005-817 and R-2007-1242.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Residential Single-Family (RS) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow Zero Lot Line units subject to the Conditions of Approval as indicated in Exhibit C-2.

11. [ZV-2015-02339](#) Title: a Type II Variance application of Neighborhood Renaissance Inc. by Miller Land Planning, Agent. Request: to reduce the width of landscape terminal islands and eliminate the landscape buffers along the north, south and west property lines.  
General Location: Approximately 420 feet north of Forest Hill Boulevard on the west side of Florida Mango Road. **(Mango Cove)** (Control 2008-00102)

Pages 223 - 240

Conditions of Approval Pages (227 - 227)

Project Manager: Donna Adelsperger

Size: 8.35 acres ±

BCC District: 2

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

**MOTION:** To adopt a resolution approving a Type II Variance to eliminate the landscape buffers along the north, south and west property lines subject to the Conditions of Approval as indicated in Exhibit C.

**E. CORRECTIVE RESOLUTIONS**

**F. SUBDIVISION VARIANCE**

**END OF CONSENT AGENDA**

## REGULAR AGENDA

## A. ITEMS PULLED FROM CONSENT

## B. STATUS REPORTS

## C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

12. [ZV/Z-2014-02333](#) Title: a Type II Variance application of Pronto Enterprises of PBC Inc, Norberto Calderon by Land Research Management Inc., Agent. Request: to allow reductions to the mixed use requirements; reduce the build to line; reduce frontage requirements; eliminate arcade or gallery; reduce rear setbacks; width reductions for the incompatibility and right-of-way (ROW) buffers; and, to allow access to the front of the property.

Title: an Official Zoning Map Amendment application of Pronto Enterprises of PBC Inc, Norberto Calderon by Land Research Management Inc., Agent. Request: to allow a rezoning from the Residential High Density (RH) and Commercial Neighborhood (CN) Zoning Districts to the General Commercial (CG) Zoning District.

General Location: Northwest corner of Westgate Avenue and Cherokee Avenue. **(Dos Hermanos)** (Control 1989-00112)

Pages 241 - 280

Conditions of Approval Pages (250 - 254)

Project Manager: Melissa Matos

Size: 1.79 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the requested Official Zoning Map Amendment and Type II Variances V1 thru V5, V9 and V10 subject to 8 Conditions of Approval as indicated in Exhibit C-1; and, 1 Condition of Approval as indicated in Exhibit C-3.

Staff recommends denial of the Type II Zoning Variances V6 and V8.

**MOTION:** To adopt a resolution approving a Type II Variance (V1 thru V5, V9 and V10) to allow reductions to the mixed use requirements; reduce the build to line; reduce frontage requirements; eliminate arcade or gallery; width reduction of right-of-way (ROW) buffers; and, to allow access to the front of the property subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution denying a Type II Variances (V6 and V8) to allow reduced rear setbacks; and width reductions for the incompatibility buffers.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential High Density (RH) and Commercial Neighborhood (CN) Zoning Districts to the General Commercial (CG) Zoning District subject to the Condition of Approval as indicated in Exhibit C-3.

**D. ZONING APPLICATIONS - NEW**

- 13. [ZV/PDD-2015-02166](#) Title: a Type II Variance application of PBA Holdings Inc by Urban Design Kilday Studios, Agent. Request: to allow an increase in the number of freestanding structures in a Multiple Use Planned Development (MUPD); and to modify the parking calculation for a Data Information and Processing Use.  
Title: a Official Zoning Map Amendment to a Planned Development District application of PBA Holdings Inc by Urban Design Kilday Studios, Agent. Request: to allow rezoning from the Special Agriculture (SA) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.  
General Location: Southern Boulevard west of Seminole Pratt Whitney Road. **(Central Park Commerce Center)** (Control 2015-00085)

Pages 281 - 329

Conditions of Approval Pages (289 - 292)

Project Manager: Carlos Torres

Size: 138.31 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 5 Conditions of Approval as indicated in Exhibit C-1 and 13 Condition of Approval as indicted in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Type II Variance to allow an increase in the number of freestanding structures in a Multiple Use Planned Development (MUPD); and to modify the parking calculation for a Data Information and Processing Use subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow rezoning from the Special Agriculture (SA) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

- 14. [DOA-2015-02167](#) Title: a Development Order Amendment application of Pulte Homes Corporation by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan; add units; modify the date for commencement of development; and modify Conditions of Approval (Engineering, Landscape).  
General Location: Approximately 650 feet south of Lake Worth Road on the east and west sides of Polo Road and the north and south sides of 47th Place South. **(Gulfstream Polo Properties PUD)** (Control 2005-00594)

Pages 330 - 430

Conditions of Approval Pages (341 - 352)

Project Manager: Carrie Rechenmacher

Size: 224.90 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 41 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Master Plan; add units; modify the date for Commencement of Development; and modify Conditions of Approval (Engineering, Landscape) subject to the Conditions of Approval as indicated in Exhibit C.

**E. SUBDIVISION VARIANCE**

**F. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

15. [Annual Workshop](#)

Pages 431 - 439

**MOTION:**

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. COMMISSIONERS**

**ADJOURNMENT**