



**ZONING COMMISSION
ZONING HEARING**

**AMENDMENTS TO THE AGENDA
MAY 3, 2018**

AGENDA

<u>ITEM #</u>	<u>PAGE #</u>	<u>APPLICATION AND CONTROL #S</u>	<u>APPLICATION NAME</u>
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CONSENT AGENDA

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

1.	(1-66)	ZV/DOA/CA-2017-01594 (1998-00013)	Lantana And Military Wawa
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REPLACE Engineering Condition 10 of Exhibit C-2 to read as follows:

The Property Owner shall fund the construction plans and the construction to lengthen the existing west approach dual left turn lanes along with milling and resurfacing of the associated west approach through lanes, lengthen the existing east approach dual left turn lanes at the intersection of Lantana Road and Military Trail. These turn lanes shall be lengthened as required by the County Engineer. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. A portion of all of the modification cost, not to exceed 50%, may be impact fee creditable, at the discretion of the County Engineer.

~~The Property Owner shall fund the construction plans and the construction to lengthen the existing dual left turn lanes west approach and east approach at the intersection of Lantana Road and Military Trail. These turn lanes shall be lengthened as required by the County Engineer. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. A portion of the east approach modification cost, not to exceed 50%, may be impact fee creditable, at the discretion of the County Engineer. All of the west approach modification shall be paid for by the Property Owner with no impact fee credits provided by the County.~~

AMEND SIGNS Condition 1 of Exhibit C-2 to read as follows:

All signage on the property shall be limited as follows:

- a. Maximum sign height, measured from finished grade to highest point - fifteen (15) feet;
- b. Maximum sign face area per side - 150 square feet; and
- c. Maximum number of signs - ~~one (1)~~;
- c d. Monument style only. (ONGOING/BLDG PERMIT: ZONING - Zoning)

D. ZONING APPLICATIONS – NEW

4.	(121-139)	DOA-2017-1815 (1981-0006)	Bocaire Golf and Country Club
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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 Jerome Goodman, 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 [] AKLS Bocaire LLC *[position - e.g., president, partner, trustee]* of AKLS Bocaire LLC *[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: 17192 Shaddock Lane
Boca Raton, FL 33487

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.



 Jerome Goodman, Affiant
 (Print Affiant Name)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

Notary Public

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: _____

EXHIBIT "A"

PROPERTY

Lots 7 and 8, Block H, Bocaire Golf Club No. 2, according to Plat thereof, as recorded in Plat Book 46, Page 38, of the Public Records of Palm Beach County, Florida.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. 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.

Name	Address
<u>Sheri Goodman</u>	<u>17192 Shaddock Lane, Boca Raton, FL 33487</u>
<u>Karen Tarte</u>	<u>833 Muirfield Road, Bryn Mawr, PA 19010</u>
<u>Lynn Roseman</u>	<u>10 S. Mansfield Avenue, Margate, NJ 08402</u>
<u>Amy Harrow</u>	<u>8710 Valhalla Drive, Delray Beach, FL 33466</u>

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Joy Dorfman, 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 Title Holder _____ [position - e.g., president, partner, trustee] of Joy Dorfman Trust [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: 4396 Bocaire Boulevard
Boca Raton, FL 33487

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.

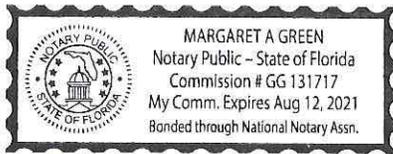
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.

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.

Joy Dorfman _____, Affiant

(Print Affiant Name)

The foregoing instrument was acknowledged before me this 26th day of April,
2018, by Joy Dorfman, [] who is personally
known to me or [] who has produced _____
as identification and who did take an oath.



Margaret A Green
Notary Public

MARGARET A GREEN
(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: Aug 12, 2021

Lots 6 and 7, Block J, Bocaire Golf Club No. 2, according to the map or plat thereof, as recorded in Plat Book 46, Pages 38 through 41, inclusive, of the Public Records of Palm Beach County, Florida.



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

THURSDAY MAY 3, 2018

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N Jog Rd, West Palm Beach, 33411**

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/

Disclaimer: Agenda subject to changes at or prior to the public hearing.



AGENDA
PALM BEACH COUNTY ZONING COMMISSION

MAY 3, 2018

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 Rd, West Palm Beach, 33411, 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 in the 6th Floor, Jane Thompson Memorial Chambers, 301 N Olive Ave, West Palm Beach, 33401, at 9:30 A.M. on Thursday, May 24, 2018 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

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

1. [ZV/DOA/CA-2017-01594](#) Title: a Type II Variance application of William and Sons Realty by Dunay Miskel and Backman LLP, Thomas Engineering Group, Agent. Request: to allow a reduction of the setback for freestanding signs, Right-of-Way Buffer width, planting around sign, and divider median width; and, to allow 24-hour operation within 250 feet of residential Future Land Use (FLU) designation or use.
Title: a Development Order Amendment application of William and Sons Realty by Dunay Miskel and Backman LLP, Thomas Engineering Group, Agent. Request: to reconfigure the Site Plan; delete square footage; and, to modify Conditions of Approval (Building and Site Design, Landscaping, and Signs).
Title: a Class A Conditional Use application of William and Sons Realty by Dunay Miskel and Backman LLP, Thomas Engineering Group, Agent. Request: to allow Retail Gas and Fuel Sales with a Convenience Store.
General Location: Southwest corner of the intersection of Lantana Road and South Military Trail. **(Lantana And Military Wawa)** (Control 1998-00013)

Pages 1 - 66

Conditions of Approval Pages (12 - 22)

Project Manager: Carolina Valera

Size: 7.13 acres ±

BCC District: 3

(affected area 2.13 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 11 Conditions of Approval as indicated in Exhibit C-1, 41 Conditions of Approval as indicated in Exhibit C-2, and 5 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction of the setback for freestanding signs, Right-of-Way Buffer width, planting around sign, and divider median width; and, to allow 24-hour operation within 250 feet of residential Future Land Use (FLU) designation or use, subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan; delete square footage; and, to modify Conditions of Approval (Building and Site Design, Landscaping, and Signs), subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Class A Conditional Use to allow Retail Gas and Fuel Sales with a Convenience Store, subject to the Conditions of Approval as indicated in Exhibit C-3.

D. ZONING APPLICATIONS - NEW

2. [ZV-2017-02234](#) Title: a Type II Variance application of BW Okeechobee Haverhill II, LLC by Dunay Miskel and Backman LLP, Agent. Request: to allow 24-hour operation within 250 feet of a Residential Future Land Use (FLU) designation or use; to allow a reduction in width of foundation planting along both the east and west facades; to eliminate trees in the foundation planting along the west facade; to allow more than a 5-foot overlap of two easements into a landscape buffer.

General Location: Southwest Corner of Okeechobee Boulevard and Haverhill Road. (**Good Samaritan Medical Center**) (Control 1999-10033)

Pages 67 - 97

Conditions of Approval Pages (73 - 74)

Project Manager: Donna Adelsperger

Size: 1.59 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 Type 2 Variances to allow 24 hour operation within 250 feet of a Residential Future Land Use (FLU) designation or use; to allow a reduction in width of foundation planting along both the east and west facades; to eliminate trees in the foundation planting along the west façade; and to allow more than a 5-foot encroachment of two easements into a landscape buffer, subject to the Conditions of Approval as indicated in Exhibit C.

3. [ZV-2017-02005](#) Title: a Type II Variance application of David Loudenslager by Schmidt Nichols, Agent. Request: to reduce the setback for Outdoor Storage; and eliminate the screening for Outdoor Storage.

General Location: Northwest corner of Jog and Belvedere Road. (**Turnpike Crossing East PIPD**) (Control 2005-00456)

Pages 98 - 120

Conditions of Approval Pages (103 - 103)

Project Manager: Carlos Torres

Size: 67.16 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 9 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Type 2 Variance to reduce the setback for Outdoor Storage; and eliminate the screening for Outdoor Storage subject to the Conditions of Approval as indicated in Exhibit C.

4. [DOA-2017-01815](#) Title: a Development Order Amendment application of Bocaire Country Club Inc by JMorton Planning & Landscape Architecture, Agent. Request: to reconfigure the Master Plan, to re-designate Recreation (Golf Course) to Residential; modify and delete Conditions of Approval (All Petitions, Health, Planned Development).

General Location: East side of South Military Trail, approximately 0.5 miles north of Clint Moore Road. **(Bocaire Golf and Country Club PUD)** (Control 1981-00006)

Pages 121 - 139

Conditions of Approval Pages (126 - 128)

Project Manager: Meredith Leigh

Size: 299.10 acres ±

BCC District: 4

(affected area 2.40 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 14 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Master Plan, to re-designate Recreation (Golf Course) to Residential; and, modify and delete Conditions of Approval (All Petitions, Health, Planned Development District) subject to the Conditions of Approval as indicated in Exhibit C.

5. [ZV/DOA-2017-02178](#) Title: a Type II Variance application of Manheim Remarketing Inc., JMC-IV Real Estate Company LLC by Urban Design Kilday Studios, Agent.

Request: to eliminate landscape islands and divider medians in the parking lot and automotive storage areas; and, to allow parking spaces beyond the 600 feet of a public entrance of the building which it is intended to serve.

Title: a Development Order Amendment application of Manheim Remarketing Inc., JMC-IV Real Estate Company LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan; and, to modify Conditions of Approval (All Petitions and Engineering).

General Location: Approximately 0.3 miles north of Southern Boulevard on the east side of Sansbury's Way. **(Manheim Auto Auction)** (Control 2005-00641)

Pages 140 - 196

Conditions of Approval Pages (150 - 159)

Project Manager: Lorraine Fuster

Size: 91.59 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 10 Conditions of Approval as indicated in Exhibit C-1 and 32 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Type II Variance to eliminate landscape islands and divider medians in the parking lot and automotive storage areas; and, to allow parking spaces beyond 600 feet of a public entrance of the building which it is intended to serve, subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval for a Development Order Amendment to reconfigure the Site Plan; and, to modify Conditions of Approval (All Petitions and Engineering) subject to the Conditions of Approval as indicated in Exhibit C-2.

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

- A. ITEMS PULLED FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**
- E. SUBDIVISION VARIANCE**
- F. OTHER ITEMS**

END OF REGULAR AGENDA

COMMENTS

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**

6. Title: [Annual Zoning Commission Workshop](#)

Pages 197 - 200

MOTION:

- C. PLANNING DIRECTOR**
- D. EXECUTIVE DIRECTOR**
- E. COMMISSIONERS**

ADJOURNMENT

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