



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

**THURSDAY DECEMBER 6, 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/](http://www.pbcgov.com/pzb/)

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



**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**

**DECEMBER 6, 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 Tuesday, January 8, 2019 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/CB/CA-2017-02404](#) Title: Type 2 Variance application of Mike Cioffi Lawn Service, Inc., Matheson Tri Gas, Inc. by WGINC, Agent. Request: to eliminate a Type 3 Incompatibility Buffer and Compatibility Buffer along the northern and eastern property lines; and, to eliminate a wall from a Type 3 Incompatibility Buffer along the western property line.

Title: a Class A Conditional Use application of Mike Cioffi Lawn Service, Inc., Matheson Tri Gas, Inc. by WGINC, Agent. Request: to allow a Chipping and Mulching Facility.

General Location: On the northeast side of the Bee Line Highway (State Road 710), approximately 2 miles southeast of Indiantown Road. **(Debris Dog)** (Control 2008-00259)

Pages 1 - 46

Conditions of Approval Pages (9 - 11)

Project Manager: Lorraine Fuster

Size: 9.99 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 8 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 Type 2 Variance to eliminate a Type 3 Incompatibility Buffer and Compatibility Buffer along the northern and eastern property lines; and, to eliminate a wall from a Type 3 Incompatibility Buffer along the western property line 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 Chipping and Mulching Facility subject to the Conditions of Approval as indicated in Exhibit C-2.

**D. ZONING APPLICATIONS - NEW**

2. [Z-2018-00745](#) Title: an Official Zoning Map Amendment application of Karen Lee by WGINC, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Multifamily (RM) Zoning District.

General Location: East side of South Military Trail approximately 250 feet north of Pinestead Drive. **(Trails Landing)** (Control 2016-01670)

Pages 47 - 65

Conditions of Approval Pages (53 - 54)

Project Manager: Diego Penalosa

Size: 3.86 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to a Conditional Overlay Zone (COZ) and 7 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Multifamily (RM) Zoning District, with a Conditional Overlay Zone (COZ), subject to the Conditions of Approval as indicated in Exhibit C.

3. [W-2018-01678](#) Title: a Type 2 Waiver application of 1501 N. Florida Mango Road, LLC by Schmidt Nichols, Agent. Request: to allow 24-hour operation within 250 feet of a Residential Future Land Use designation or use.

General Location: Northwest corner of Florida Mango Road and the L-2 Canal, approximately 150 feet north of Bridgeman Drive. **(MacDonald Industrial)** (Control 1986-00038)

Pages 66 - 89

Conditions of Approval Pages (70-70)

Project Manager: Lorraine Fuster

Size: 4.12 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 5 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Type 2 Waiver to allow 24-hour operation within 250 feet of a Residential Future Land Use designation or use subject to the Conditions of Approval as indicated in Exhibit C.

4. [CA/DOA/W-2018-00218](#) Title: a Class A Conditional Use application of Florida Power & Light Company by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow an Electrical Transmission Line and Substation Full Array Urban Communication Tower (between 125 and 150 feet in height).

Title: a Development Order Amendment application of Florida Power & Light Company by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to modify the Master Plan to add an Electrical Transmission Line and Substation Full Array Urban Communication Tower to the Utility Tract.

Title: a Type 2 Waiver application of Florida Power & Light Company by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a reduction of the Required Dimensional Criteria for Setbacks and Separation for a Communication Tower.

General Location: East side of Powerline Road approximately 1,500 feet north of SW 18th Street. **( FPL CCDW at Boca Pointe)** (Control 1973-00085)

Pages 90 - 131

Conditions of Approval Pages (97 - 101)

Project Manager: Carlos Torres

Size: 1,028.46 acres ±

BCC District: 4

(affected area 2.24 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 4 Conditions of Approval as indicated in Exhibit C-1; 13 Conditions of Approval as indicated in Exhibit C-2; and, 4 Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To recommend approval of a Class A Conditional Use to allow an Electrical Transmission Line and Substation Full Array Urban Communication Tower (between 125 and 150 feet in height) subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to modify the Master Plan to add an Electrical Transmission Line and Substation Full Array Urban Communication Tower to a Utility Tract subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Type 2 Waiver to allow a reduction of the Required Dimensional Criteria for Setbacks and Separation for a Communication Tower subject to the Conditions of Approval as indicated in Exhibit C-3.

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

**ADJOURNMENT**

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