



**ZONING COMMISSION
ZONING HEARING
AMENDMENTS TO THE AGENDA
MARCH 7, 2019**

AGENDA

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

D. ZONING APPLICATIONS – NEW

3.	(89-94)	SV/DOA/CA-2018-01218 (1981-00190)	Palm Beach Park of Commerce Beeline Commons
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DELETE Landscape Condition 1 of Exhibit C-3, C-4, and C-5.

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

THURSDAY MARCH 7, 2019

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

MARCH 7, 2019

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 Monday, March 25, 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

D. ZONING APPLICATIONS - NEW

- 1. [ZV/Z-2018-00586](#) Title: an Official Zoning Map Amendment application of David Lueke, Angela Lueke by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Single Family Residential (RS) Zoning District to the Light Industrial (IL) Zoning District.
General Location: Northwest corner of Tall Pines Road and Southern Boulevard. (**Mach Five Industrial Park**) (Control 1983-00047)

Pages 1 - 18

Conditions of Approval Pages (5 - 6)

Project Manager: Meredith Leigh

Size: 1.78 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to a Conditional Overlay Zone 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 Single Family Residential (RS) Zoning District to the Light Industrial (IL) Zoning District, with a Conditional Overlay Zone (COZ), subject to the Conditions of Approval as indicated in Exhibit C.

2. [ABN/Z/CA-2018-01726](#) Title: a Development Order Abandonment application of Fraternal Order of Police, Meritage Homes of Florida by WGINC, Agent. Request: to abandon a Special Exception (SE) to allow a Private Recreation Facility and Club.
Title: an Official Zoning Map Amendment application of Fraternal Order of Police, Meritage Homes of Florida by WGINC, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.
Title: a Class A Conditional Use application of Fraternal Order of Police, Meritage Homes of Florida by WGINC, Agent. Request: to allow Townhouse units; Workforce Housing Program (WHP) Density bonus greater than 50 percent; and, a Transfer of Development Rights.
General Location: Southwest corner of Belvedere Road and 62nd Drive North. **(Catalina Townhomes)** (Control 1986-00140)

Pages 19 - 49

Conditions of Approval Pages (29 - 35)

Project Manager: Meredith Leigh

Size: 6.57 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject 1 Condition of Approval as indicated in Exhibit C-1; 17 Conditions of Approval as indicated in Exhibit C-2; 6 Conditions of Approval as indicated in Exhibit C-3; and, 8 Conditions of Approval as indicated in Exhibit C-4.

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception (SE) to allow a Private Recreation Facility and Club.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (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 Townhouse units subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Class A Conditional Use to allow Workforce Housing Program (WHP) Density bonus greater than 50 percent subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of a Class A Conditional Use to allow a Transfer of Development Rights subject to the Conditions of Approval as indicated in Exhibit C-4.

3. [SV/DOA/CA-2018-01218](#) Title: a Subdivision Variance application of Palm Beach Investment Property, LLC by Urban Design Kilday Studios, Agent. Request: to allow access for Commercial Uses onto a 60-foot Right-of-Way.
Title: a Development Order Amendment application of Palm Beach Investment Property, LLC by Urban Design Kilday Studios, Agent. Request: to add uses.
Title: a Class A Conditional Use application of Palm Beach Investment Property, LLC by Urban Design Kilday Studios, Agent. Request: to allow two Type 1 Restaurants with Drive-throughs; and, to allow Retail Gas and Fuel Sales with a Convenience Store.
General Location: Northwest corner of Beeline Highway (SR 710) and Park of Commerce Boulevard. (**Palm Beach Park of Commerce Beeline Commons**) (Control 1981-00190)

Pages 50 - 133

Conditions of Approval Pages (60 - 94)

Project Manager: Meredith Leigh

Size: 1,322.19 acres ±

BCC District: 1

(affected area 9.54 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1; 125 Conditions of Approval as indicated in Exhibit C-2; 9 Conditions of Approval as indicated in Exhibit C-3; 9 Conditions of Approval as indicated in Exhibit C-4; and, 9 Conditions of Approval as indicated in Exhibit C-5.

MOTION: To adopt a resolution approving a Subdivision Variance to allow access for Commercial Uses onto a 60-foot Right-of-Way subject to the Condition of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment to add uses 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 Type 1 Restaurant with a Drive-through - Building B subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of a Class A Conditional Use to allow a Type 1 Restaurant with a Drive-through - Building C subject to the Conditions of Approval as indicated in Exhibit C-4.

MOTION: To recommend approval of a Class A Conditional Use to allow a Retail Gas and Fuel Sales with a Convenience Store subject to the Conditions of Approval as indicated in Exhibit C-5.

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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