



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY JANUARY 29, 2015

9:30 A.M. 6TH FLOOR

JANE M. THOMPSON MEMORIAL CHAMBERS

CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication
- D. Swearing In
- E. Adoption of Agenda

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
BOARD OF COUNTY COMMISSIONERS**

JANUARY 29, 2015

CALL TO ORDER

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication - Motion to receive and file
- D. Swearing In - County Attorney
- E. Motion to Adopt Agenda

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. DISCLOSURES FOR THE CONSENT ITEMS

C. STATUS REPORTS - NEW

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

E. ZONING APPLICATIONS - NEW

1. [DOA/R-2014-00456](#) Title: a Development Order Amendment application of Vertex Development, LLC by Lauralee G. Westine P.A, Agent. Request: to reconfigure the Master Plan to add Requested Uses (Commerical Communication Tower).
Title: a Requested Use of Vertex Development, LLC by Lauralee G. Westine P.A, Agent. Request: to allow two (2) 124-foot Stealth (Flagpole) Communication Towers.
General Location: Tower 1 - Approximately 300 feet southeast of the intersection of the Florida's Turnpike and Yamato Road. Tower 2 - Approximately 150 feet northwest of the intersection of Jog Road and Boca West Drive. **(Boca Tower 1 and 2)** (Control 1985-00007)

Pages: 1 - 27

Conditions of Approval (6 - 9)

Project Manager: Joyce Lawrence

Size: 1,436.00 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1; 5 Conditions of Approval as indicated in Exhibit C-2; and 5 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Recommended Approval with votes of 8-0.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan to add a Requested Use (Commerical Communication Tower) subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Requested Use to allow one (1) 124-foot Stealth (Flagpole) Communication Tower (Tower 1) subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Requested Use to allow one (1) 124-foot Stealth (Flagpole) Communication Tower (Tower 2) subject to the Conditions of Approval as indicated in Exhibit C-3.

- 2. [EAC/ABN-2014-01888](#) Title: an Expedited Application Consideration application of Atlantis Investment Group LLC by Frogner Consulting LLC, Agent. Request: to delete all Conditions of Approval contained in Resolution R-2008-687.

Title: a Development Order Abandonment of Atlantis Investment Group LLC by Frogner Consulting LLC, Agent. Request: to abandon the Conditional Overlay Zone (COZ) granted under Resolution R-2008-687.

General Location: Southwest corner of Collier Road and Military Trail. **(Atlantis Reserve)** (Control 1991-00027)

Pages: 28 - 44

Conditions of Approval (32 - 35)

Project Manager: Donna Adelsperger

Size: 1.31 acres ±

BCC District: 3

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

MOTION: To adopt a resolution approving an Expedited Application Consideration to delete all Conditions of Approval contained in Resolution R-2008-687 as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Development Order Abandonment abandoning the Conditional Overlay Zone granted under Resolution R-2008-687.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA

C. PUBLIC OWNERSHIP ZONING DISTRICT - DEVIATIONS

D. PREVIOUSLY POSTPONED STATUS REPORTS

E. STATUS REPORTS - NEW

F. LARGE SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

3. [SCA-2014-00012](#) Title: Lantana Farms application of Lantana Farm Assoc Inc by Miller Land Planning, Agent. Request: To change the Future Land Use designation from Commercial Low (CL) to Medium Residential 5 (MR-5).

General Location: Southeast corner of Lantana Road and Florida Turnpike. (**Lantana Farms**) (Control 2003-00078)

Pages: 45 - 71

Project Manager: Jorge Perez-Gutierrez

Size: 3.01 acres ±

BCC District: 3

Staff Recommendation: Approval of the proposed amendment from Commercial Low (CL) to Medium Residential, 5 units per acre (MR-5).

Planning Commission Recommendation: Recommended adoption with a vote of 13-0.

MOTION: To adopt an ordinance approving the proposed amendment from Commercial Low (CL) to Medium Residential, 5 units per acre (MR-5).

4. **PDD/DOA-2014-00651** Title: an Official Zoning Map Amendment to a Planned Development District application of Lantana Farm Consultants, Inc by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment of Lantana Farm Consultants, Inc by Jon E Schmidt & Associates, Agent. Request: to reconfigure the Master Plan; add land area; add units; modify/delete Conditions of Approval (Engineering, Landscaping, Planned Unit Development, and Planning).

General Location: Southeast corner of Lantana Road and Florida's Turnpike. (**Lantana Farms PUD**) (Control 2003-00034)

Pages: 72 - 112

Conditions of Approval (79 - 95)

Project Manager: Joyce Lawrence

Size: 39.20 acres ±

BCC District: 3

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1 and 61 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended approval with a vote of 8-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Residential Planned Unit Development (PUD) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan; add land area; add units; modify/delete Conditions of Approval (Engineering, Landscaping, Planned Unit Development, and Planning) subject to the Conditions of Approval as indicated in Exhibit C-2.

H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

J. ZONING APPLICATIONS - NEW

5. [DOA-2014-01111](#) Title: a Development Order Amendment application of World Class Academy Inc by Jon E Schmidt & Associates, Agent. Request: to reconfigure the site plan; add square footage; add children; and, modify Conditions of Approval (Engineering; Use Limitation, and Landscaping).
General Location: Southwest corner of Northlake Boulevard and Virginia Avenue. **(World Class Academy)** (Control 1998-00052)

Pages: 113 - 134

Conditions of Approval (119 - 122)

Project Manager: Carrie Rechenmacher

Size: 2.13 acres ±

BCC District: 1

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 23 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval with a vote of 8-0.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan; add square footage; add children; and, modify Conditions of Approval (Engineering; Use Limitation, and Landscaping) subject to the Conditions of Approval as indicated in Exhibit C.

K. ULDC AMENDMENTS

6. [TITLE: ADOPTION HEARING
UNIFIED LAND DEVELOPMENT CODE \(ULDC\) AMENDMENT ROUND 2014-02](#)

Staff Recommendation: Staff recommends a motion to adopt an Ordinance of the Board of County Commissioners of Palm Beach County, Florida, amending the Unified Land Development Code, Ordinance 2003-067, as amended.

Pages: 135 - 172

MOTION: TO ADOPT AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: ARTICLE 1 - GENERAL PROVISIONS; CHAPTER F, NONCONFORMITIES; CHAPTER I, DEFINITIONS AND ACRONYMS; ARTICLE 2 - DEVELOPMENT REVIEW PROCEDURES; CHAPTER A, GENERAL; CHAPTER D, ADMINISTRATIVE PROCESS; CHAPTER G, DECISION MAKING BODIES; ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); ARTICLE 4 - USE REGULATIONS; CHAPTER B, SUPPLEMENTARY USE STANDARDS; CHAPTER C, COMMUNICATION TOWER, COMMERCIAL; ARTICLE 5 - SUPPLEMENTARY STANDARDS; CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER C, DESIGN STANDARDS; ARTICLE 7 - LANDSCAPING; CHAPTER D, GENERAL STANDARDS; ARTICLE 11 - SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS; CHAPTER A, GENERAL REQUIREMENTS; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

L. COMPREHENSIVE PLAN TEXT AMENDMENTS

M. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

7. [Procedures for Conduct of Quasi Judicial Hearings.](#)

Staff Recommendation: Staff recommends a motion to adopt a Resolution of the Board of County Commissioners of Palm Beach County, Florida, amending Resolution No. R-2009-0512, the Palm Beach County Procedures for Conduct of Quasi Judicial Hearings.

Pages: 173 - 181

MOTION: TO ADOPT A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING RESOLUTION NO R-2009-0512, THE PALM BEACH COUNTY PROCEDURES FOR CONDUCT OF QUASI-JUDICIAL HEARINGS; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR SEVERABILITY.

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. DEPUTY COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT