



**BOARD OF COUNTY COMMISSION
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
SEPTEMBER 24, 2015**

AGENDA

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

J. ZONING APPLICATIONS - NEW

4.	(104-142)	ZV/DOA/R-2015-00326 (1986-00150)	Lakeside Centre
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DELETE ENGINEERING Condition 6a and re-letter accordingly:



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY SEPTEMBER 24, 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. Notice
- D. Proof of Publication
- E. Swearing In
- F. 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**

SEPTEMBER 24, 2015

CALL TO ORDER

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer and Pledge of Allegiance
- C. 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 Mayor, 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.

- D. Proof of Publication - Motion to receive and file
- E. Swearing In - County Attorney
- F. 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-2015-01039](#) Title: a Development Order Amendment application of Athena Vista Ltd by Wantman Group Inc., Agent. Request: to add a use to the Master Plan, to reconfigure Site Plan, and to add a Requested Use within Parcel 21S.
Title: a Requested Use of Athena Vista Ltd by Wantman Group Inc., Agent. Request: to allow a College or University.
General Location: East of Jog Rd, West of Vista Parkway, north of Okeechobee Blvd. **(Vista Center Parcel 21S)** (Control 1984-00130)

Pages: 1 - 33

Conditions of Approval (7 - 23)

Project Manager: Melissa Matos

Size: 493.68 acres ±

BCC District: 2

(affected area 5.28 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 56 Conditions of Approval as indicated in Exhibit C-1 and 4 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Requested Use with a vote of 7-0-1

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 7-0-1

MOTION: To adopt a resolution approving a Development Order Amendment to add a use to the Master Plan, to reconfigure the Site Plan, and to add a Requested Use within Parcel 21S subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Requested Use to allow a College or University subject to the Conditions of Approval as indicated in Exhibit C-2.

2. [DOA/R/ABN-2015-00323](#) Title: a Development Order Amendment application of Ramco-Gershenson Properties L.P. by Holland & Knight LLP, Agent. Request: to reconfigure the site plan and add a Requested Use.

Title: a Requested Use of Ramco-Gershenson Properties L.P. by Holland & Knight LLP, Agent. Request: to allow a Fitness Center.

Title: a Development Order Abandonment of Ramco-Gershenson Properties L.P. by Holland & Knight LLP, Agent. Request: to abandon the Requested Use, granted under Resolution R-1993-1361, to allow Indoor Entertainment.

General Location: Northwest of Glades Road and SR7/US 441. **(Mission Bay)** (Control 1984-00099)

Pages: 34 - 62

Conditions of Approval (39 - 45)

Project Manager: Osniel Leon

Size: 30.75 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 30 Conditions of Approval as indicated in Exhibit C-1 and 6 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment with a vote of 7-1-0

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 7-1-0

Zoning Commission Recommendation: Recommended Approval of a Requested Use with a vote of 7-1-0

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan and add a Requested Use subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Requested Use to allow a Fitness Center subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon the Requested Use, granted under Resolution R-1993-1361, to allow Indoor Entertainment.

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

H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

J. ZONING APPLICATIONS - NEW

3. **PDD/R-2015-00755** Title: an Official Zoning Map Amendment to a Planned Development District application of Providence I Investments LLC by Wantman Group Inc., Agent. Request: to allow a rezoning from Agriculture Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.
Title: a Requested Use of Providence I Investments LLC by Wantman Group Inc., Agent. Request: to allow a Type 3 Congregate Living Facility.
General Location: Approximately 0.5 mile north of Atlantic Avenue on the west side of Sims Road. **(Providence Living in Delray Beach)** (Control 2005-00506)

Pages: 63 - 103

Conditions of Approval (69 - 72)

Project Manager: Christine Stivers

Size: 7.57 acres \pm

BCC District: 5

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 13 Conditions of Approval as indicated in Exhibit C-1 and 12 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Requested Use with a vote of 6-1-1

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment to a Planned Development District with a vote of 6-1-1

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

MOTION: To adopt a resolution approving a Requested Use to allow a Type 3 Congregate Living Facility subject to the Conditions of Approval as indicated in Exhibit C-2.

4. [ZV/DOA/R-2015-00326](#) Title: a Development Order Amendment application of Lakeside Dev Corp by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan, modify and delete Conditions of Approval (Signage), and add two Requested Uses.

Title: a Requested Use of Lakeside Dev Corp by Urban Design Kilday Studios, Agent. Request: to allow two (2) Type I Restaurants.

General Location: Southwest of corner of Glades Road, and Boca Rio Road. (**Lakeside Centre**) (Control 1986-00150)

Pages: 104 - 142

Conditions of Approval (111 - 119)

Project Manager: Carrie Rechenmacher

Size: 22.81 acres ±

BCC District: 5

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 34 Conditions of Approval as indicated in Exhibit C-2; 4 Conditions of Approval as indicated in Exhibit C-3; and, 4 Conditions of Approval as indicated in Exhibit C-4.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 7-1-0

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) with a vote of 7-1-0

Zoning Commission Recommendation: Recommended Approval of a Requested Use with a vote of 7-1-0

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan, modify and delete Conditions of Approval (Signage), and add two Requested Uses subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Requested Use to allow a Type I Restaurant within Building J subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Requested Use to allow a Type I Restaurant within Building K subject to the Conditions of Approval as indicated in Exhibit C-4.

K. ULDC AMENDMENTS

L. COMPREHENSIVE PLAN TEXT AMENDMENTS

M. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

5. Title: [Use Regulation Project Update.](#)

Pages: 143 - 174

6. [Initiation of 2015-02 Round of ULDC Amendments](#)

Pages: 175 - 179

7. Digital Signage and Billboards

Provide direction to staff on whether or not to proceed on options for Electronic Message Signs or Billboards.

Option 1: Preserve existing Electronic Message Sign Regulations with no changes;
or,

Option 2:

a) Consider minor revisions for on-premise signage only as pilot study within the Urban Redevelopment Area Overlay (URAO); and

b) Within one year, staff to report status of the pilot study to the Board and seek direction on if expansion of allowable electronic signage is desired, and a consultant is required to make the project County wide.

Pages: Staff will present a Powerpoint presentation.

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. DEPUTY COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT