



**BOARD OF COUNTY COMMISSION  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA  
OCTOBER 22, 2015**

**AGENDA**

<b><u>ITEM #</u></b>	<b><u>PAGE #</u></b>	<b><u>APPLICATION AND CONTROL #S</u></b>	<b><u>APPLICATION NAME</u></b>
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**POSTPONEMENTS / REMANDS / WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

<b>3.</b>	<b>(38-62)</b>	<b>EAC-2015-01468 (Control 2006-00185)</b>	<b>Jupiter/Palm Beach Motorcoach Resort RVPD</b>
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Staff initiated postponement to Thursday, December 3, 2015.

**MOTION:** To postpone to Thursday, December 3, 2015.

**CONSENT AGENDA**

**E. ZONING APPLICATIONS – NEW**

<b>2.</b>	<b>(63-85)</b>	<b>DOA-2014-02509 (Control 2002-00032)</b>	<b>Holloway Properties MUPD</b>
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**AMEND** Engineering Condition 1 to read as follows:

1. Prior to the issuance of a building permit... of a right turn lane on: ~~a. Wallis Road at the project's entrance road~~ ~~b. Jog Road at the project's entrance road...~~ [Note: COMPLETED]

<b>4.</b>	<b>(93-101)</b>	<b>DOA-2015-00315 Control (1998-00012)</b>	<b>Wellington Preparatory School</b>
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**AMEND AND REPLACE** Engineering Conditions 3 and 4 (Exhibit C-1) to read as follows:

~~3. The Property Owner shall obtain written permission from the easement beneficiary for encroachments at the east side of the east building prior issuance of the first Building Permit. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2014-375, Control No. 1998-00012)~~

Prior to final approval of the Site Plan by the DRO, the Property Owner shall clearly delineate the limits of the detention areas. (Previous ENGINEERING Condition 3 of Resolution R-2014-375, Control No. 1998-012)

~~4. Prior to the issuance of the first building permit, the Property Owner shall provide to Florida Department of Transportation (FDOT) by deed additional right of way for the construction of a right turn lane on Lake Worth Road at the project's entrance road. This right of way shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet or as approved by FDOT. The right of way should be continued across the project entrance and shall be free and clear of all encumbrances and encroachments. Property owner shall provide FDOT with sufficient documentation, which may include at minimum, sketch and legal description of the area to be conveyed, copy of the site plan, a Phase I~~

~~Environmental Site Assessment, status of property taxes, statement from tax collector of delinquent and pro-rata daily taxes, full owner name(s) of area to be conveyed and one of the following: title report, attorney's opinion of title, title commitment or title insurance policy, or as otherwise required and acceptable to FDOT. The Grantor must warrant that the property being conveyed to FDOT meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold the County and FDOT harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate, as determined by the County Engineer, additional right of way for Expanded Intersections and corner clips. The Property Owner shall coordinate conveyance of right of way directly with FDOT and shall provide evidence to Palm Beach County Land Development Division once conveyance has been completed. (BLDGPM: MONITORING - Engineering)~~

The Property Owner shall obtain written permission from the easement beneficiary for encroachments at the east side of the building prior to issuance of the first Building Permit. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2014-375, Control No. 1998-012)

**DELETE** Engineering Conditions 5 and 6 (Exhibit C-1).

**AMEND AND REPLACE** Engineering Condition 4 (Exhibit C-2) to read as follows:

~~4. Prior to the issuance of the first building permit, the property owner shall provide to Florida Department of Transportation (FDOT) by deed additional right of way for the construction of a right turn lane on Lake Worth Road at the project's entrance road. This right of way shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet or as approved by FDOT. The right of way should be continued across the project entrance and shall be free and clear of all encumbrances and encroachments. Property owner shall provide FDOT with sufficient documentation, which may include at minimum, sketch and legal description of the area to be conveyed, copy of the site plan, a Phase I Environmental Site Assessment, status of property taxes, statement from tax collector of delinquent and pro-rata daily taxes, full owner name(s) of area to be conveyed and one of the following: title report, attorney's opinion of title, title commitment or title insurance policy, or as otherwise required and acceptable to FDOT. The Grantor must warrant that the property being conveyed to FDOT meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold the County and FDOT harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate, as determined by the County Engineer, additional right of way for Expanded Intersections and corner clips. The Property Owner shall coordinate conveyance of right of way directly with FDOT and shall provide evidence to Palm Beach County Land Development Division once conveyance has been completed. (BLDGPM: MONITORING - Engineering)~~

The Property Owner shall obtain written permission from the easement beneficiary for encroachments at the east side of the building prior to issuance of the first Building Permit. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2014-375, Control No. 1998-012)

**ADD** Engineering Condition 7 (Exhibit C-2) to read as follows:

7. Prior to the issuance of the first building permit, the property owner shall provide to Florida Department of Transportation (FDOT) by deed additional right of way for the construction of a right turn lane on Lake Worth Road at the project's entrance road. This right of way shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet or as approved by FDOT. The right of way should be continued across the project

entrance and shall be free and clear of all encumbrances and encroachments. Property owner shall provide FDOT with sufficient documentation, which may include at minimum, sketch and legal description of the area to be conveyed, copy of the site plan, a Phase I Environmental Site Assessment, status of property taxes, statement from tax collector of delinquent and pro-rata daily taxes, full owner name(s) of area to be conveyed and one of the following: title report, attorney's opinion of title, title commitment or title insurance policy, or as otherwise required and acceptable to FDOT. The Grantor must warrant that the property being conveyed to FDOT meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold the County and FDOT harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate, as determined by the County Engineer, additional right of way for Expanded Intersections and corner clips. The Property Owner shall coordinate conveyance of right of way directly with FDOT and shall provide evidence to Palm Beach County Land Development Division once conveyance has been completed.

## REGULAR AGENDA

### G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

8. (217-247) PDD/W/R/TDR-2015-01036 Lake Worth Senior Living  
(Control 2005-00122)

**AMEND** Landscape-General Condition 1 to read as:

1. Prior to Final Approval by the Development Review Officer, the Master and Site Plan shall be revised to show a Type 2 Incompatibility Buffer along the perimeter of the recreation pod ~~and the neighborhood park~~ or request a Type II Variance. (DRO/ONGOING: ZONING - Zoning)

### J. ZONING APPLICATIONS – NEW

9. (248-323) ZV/DOA/PDD-2015-00764 Gulfstream Polo Properties PUD  
Control (2005-00594)

### ADD A MOTION

**MOTION:** To approve and authorize the Mayor to Execute Proportionate Fair Share Agreement.

**AMEND** Engineering Conditions 1, 6, 7, 8, 12, 15, and 16 (Exhibit C-3) to read as follows:

1. TPS PHASING In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

...

b. No Building Permits for more than 248 single-family dwelling units and 240 townhome units (or development generating an equivalent number of external PM peak hour inbound trips) shall be issued until the Property Owner makes a proportionate share payment of \$1,454,149.00 ~~towards the cost of the widening of Lake Worth Road from Polo Road to the Turnpike from a 6 lane divided facility to an 8 lane divided facility.~~ The total proportionate share payment shall be adjusted at the time of payment by the escalator calculation set forth in Condition 18. Any road impact fees paid by the Developer on this Project prior to this proportionate share payment will be applied as a credit toward the proportionate share payment. This ~~The proportionate share payment, which is impact fee creditable, may be applied toward construction of this improvement or is sufficient to accomplish one or more other mobility improvements that will benefit mobility a regionally significant transportation facility in the area impacted by the project.~~

...

d. No Building Permits for more than 272 single-family dwelling units and 270 townhome units (or development generating an equivalent number of external PM peak hour outbound trips) shall be issued until the Property Owner makes a proportionate share payment of \$933,335.00 ~~towards the cost of the widening of Lake Worth Road from Lyons Road to Polo Road from a 6 lane divided facility to an 8 lane divided facility. The total proportionate share payment shall be adjusted at the time of payment by the escalator calculation set forth in Condition 18. Any road impact fees paid by the Developer on this Project prior to this proportionate share payment will be applied as a credit toward the proportionate share payment.~~ This The proportionate share payment, which is impact fee creditable, may be applied toward construction of this improvement or is sufficient to accomplish one or more other mobility improvements that will benefit mobility a regionally significant transportation facility in the area impacted by the project.

6. The Property Owner... County Engineer and may include right of way acquisition along Blanchette Road to allow for alignment of through lanes from Polo Road to the north side of Lake Worth Road...

7. Prior to recordation... Polo Road (aka 47th PI S) north/east... the Property Owner constructs all portions of Polo Road (aka and/or 47th PI S) not required for project access from Lyons Road to Lake Worth Road south/west of the southernmost/westernmost project access point, the portion from Lyons Road to south/west of the project's...

8. ...

a. ~~Prior to the issuance of the first building 370th permit, the property owner...~~

b. ~~Prior to issuance of the 50th 370th Certificate of Occupancy...~~

12. ...

b. ~~Any required drainage easements... with residential~~ residential units.

15. ~~The Proportionate Share Agreement dated October 22, 2015, is hereby adopted by reference.~~

16. ...

a. ~~Prior to issuance... may provide a cash payment surety to Palm Beach County... additional right of way needed on other legs of the intersection for construction of this right turn lane, canal relocation...~~

b. Or, if the The Property Owner alone, or in conjunction with others, decides to may post surety as required by the County Engineer to insure construction of OR if contracts are let for the construction of Polo Road from Lyons Road to Lake Worth Road as a Thoroughfare Plan Roadway, prior to issuance of the first 370th Building Permit, or within sixty (60) days of a permit issued by Florida Department of Transportation for a signal installation at the intersection of Lake Worth Road and Lyons Road, whichever shall occur first, and then Condition 8 will be considered satisfied. the Property Owner shall provide permitted design plans and required right of way for construction of the right turn lane on the west approach on Lake Worth Road at the intersection of Polo Road.

c. ~~Should the property owner decide to take the an option in 16.b, then Polo Road from Lyons Road to Lake Worth Road shall be deemed complete receive a satisfactory final inspection from the County Engineer as a Thoroughfare Plan Roadway prior to issuance of the 150th 370th Certificate of Occupancy.~~

**ADD** Engineering Condition 17 and 18 (Exhibit C-3) to read as follows:

17. Should the Property Owner construct Polo Road west to Lyons Road, the Property Owner shall fund the proportionate share of the cost of signal installation if warranted as determined by the County Engineer at Polo Road (aka 47th PI S) and Lyons Road. However, if at any time, it has been determined by the County Engineer that a signal is warranted and there are no other new developments in the area that would use Polo Road (aka 47th PI S) to access this signal, a full payment for the cost of the signal, as determined by the County Engineer, will be required within 60 days upon demand by the County Engineer. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

a. No Building Permits shall be issued until the Property Owner provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division.

b. In order to request release of the surety of the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to install the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation on the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner.

18. In recognition that construction prices may change over the life of the project, the proportionate share payments included in Condition 1 above shall be subject to the following escalator calculation:

Adjusted Payment = Original Payment Amount x (BONSpayment month / BONS Month of Prop Share Execution)

- Original Payment Amount = Proportionate Share Payment amount specified
- BONSpayment = Latest Published Value (including preliminary values) at Time of Payment
- BONS Month of Prop Share Execution = Published Value

The cost adjustment for the total and amount of each payment shall be based on the Bureau of Labor Statistics Producer Price Index (PPI) for Other Non-Residential Construction ((BONS) (Series ID: WPUIP23122301).

As of the effective date of this Agreement, the PPI index information may be accessed through the following link: <http://data.bls.gov/timeseries/WPUIP2312301>

10. (331) PDD-2015-00746 Orchid Bend  
(Control 2014-00194)

**AMEND** Landscape – Perimeter – East Property Line – Condition 3 to read as follows:

3. In addition to Code requirements, ~~the fifteen (15) foot Right-of-Way buffer landscaping along the east property line shall be increased to thirty (30) feet and upgraded to include a six (6) foot vinyl coated chain link fence.;~~

- a. a fifteen (15) foot wide Right-of-Way buffer on the northern 196 feet, and a twenty (20) foot wide Right-of-Way buffer along the southern 140 feet; and,
- b. a six (6) foot high vinyl coated chain link fence. (ONGOING: ZONING – Zoning)

11. (355) ZV/ABN/DOA/R-2015-00331 Mangone and Spirk Self-Storage  
(Control 1987-00134) MUPD

**AMEND** Landscape – General Condition 4 to read as follows:

Previous F Condition 1 of Resolution R-1993-759, Control No.1987-00134, which currently states:

4. Existing Slash Pines within all perimeter landscape strips and interior landscape islands and medians shall be preserved. Petitioner shall submit an Alternative Landscape Betterment Plan at the time of Site Plan Review Committee submittal to be allowed to manipulate the spacing of the required interior landscape islands in order to preserve more Slash Pines. (Previously Condition Number 8, Petition Number 87-134, Resolution Number R88- 1802)

**Is hereby amended to read:**

Concurrent with the ~~Prior to~~ final approval of the Plans by the Development Review Officer (DRO), the Property Owner shall submit an Alternative Landscape Plan to indicate the previously approved preserved Slash Pines, allow for the preservation of all existing preserved Slash Pines, and the proposed trees that will replace any that had died or been removed within all perimeter landscape buffers, interior landscape islands and divider medians. (DRO: ZONING - Zoning)

**DELETE** Planning – Condition 4.



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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**THURSDAY OCTOBER 22, 2015**

**9:30 A.M. 6<sup>TH</sup> 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/](http://www.pbcgov.com/pzb/)

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



**AGENDA  
PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**OCTOBER 22, 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. [ZV/PDD-2015-00737](#) Title: an Official Zoning Map Amendment to a Planned Development District application of Florida 2 LLC, WPB No 1 LLC, Florida #8 LLC by Wantman Group Inc., Agent. Request: to allow rezoning from Commercial General (CG) and Residential Multi-Family (RM) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.

General Location: Approximately 1,220 feet south of the North Congress Avenue and Okeechobee Boulevard intersection. **(Congress Avenue Office Park)** (Control 1988-00005)

Pages: 1 - 37

Conditions of Approval (7 - 10)

Project Manager: Christine Stivers

Size: 6.14 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject 18 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) with a vote of 8-0-1

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment to a Planned Development District with a vote of 8-0-1

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow rezoning from Commercial General (CG) and Residential Multi-Family (RM) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

- 2. [DOA-2014-02509](#) Title: a Development Order Amendment application of Sunoco Inc R & M by Jon E Schmidt & Associates, Agent. Request: to reconfigure the Site Plan, add square footage, and modify Conditions of Approval (Signs).  
General Location: Southeast corner of Jog Road and Wallis Road. **(Holloway Properties MUPD)** (Control 2002-00032)

Pages: 38 - 62

Conditions of Approval (43 - 51)

Project Manager: Joyce Lawrence

Size: 4.95 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 43 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 8-0-0

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan, add square footage, and modify Conditions of Approval (Signs) subject to the Conditions of Approval as indicated in Exhibit C.

- 3. [EAC-2015-01468](#) Title: an Expedited Application Consideration application of Jupiter Palm Beach Motor Coach Resort LL by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master and Site plans; modify and delete Conditions of Approval (Landscape and Use Limitation); and, add phase lines.  
General Location: One mile west of Jupiter Farms Road on the north side of Indiantown Road. **(Jupiter/Palm Beach Motorcoach Resort RVPD)** (Control 2006-00185)

Pages: 63 - 85

Conditions of Approval (68 - 75)

Project Manager: Roger Ramdeen

Size: 17.20 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to the 30 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving an Expedited Application Consideration to reconfigure the Master and Site plans; modify and delete Conditions of Approval (Landscape and Use Limitation); and, add phase lines subject to the Conditions of Approval as indicated in Exhibit C.

- 4. **DOA-2015-00315** Title: a Development Order Amendment application of Preparatory Wellington by Miller Land Planning, Agent. Request: to reconfigure the Site Plan, add square footage, add students, and to delete Conditions of Approval (Architectural).  
General Location: North side of Lake Worth Road approximately 880 feet west of Lyons Road. (**Wellington Preparatory School**) (Control 1998-00012)

Pages: 86 - 126

Conditions of Approval (92 - 105)

Project Manager: Christine Stivers

Size: 4.12 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 40 Conditions of Approval as indicated in Exhibit C-1 and 37 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 9-0-0

**MOTION:** To adopt a resolution approving a Development Order Amendment for the General Daycare to reconfigure the Site Plan, and to delete Conditions of Approval (Architectural) subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Development Order Amendment for the Elementary or Secondary School to reconfigure the Site Plan, add square footage, add students, and to delete Conditions of Approval (Architectural) subject to the Conditions of Approval as indicated in Exhibit C-2.

**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 AND ZONING APPLICATIONS

5. [PCN-2015-01713](#) Title: Florida Fish and Wildlife Conservation Commission application of Florida Fish and Wildlife Conservation Commission by Urban Design Kilday Studios, Agent. Request: to allow deviations from Article 5, Article 6, and Article 7.

General Location: Approximately 2.66 miles north of the intersection of Northlake Boulevard and Seminole Pratt Whitney Road, on the east side of Seminole Pratt Whitney Road. (**Palm Beach County Shooting Sports Park**) (Control 2004-00269)

Pages: 127 - 152

Project Manager: Philip Stone, Florida Fish and Wildlife Conservation Commission

Size: 150.14 acres ±

BCC District: 1

## DISCLOSURE

**MOTION:** To adopt a resolution approving a Public Ownership Deviation to allow deviations from Article 5, Supplementary Use Standards, to allow the use of barbed wire for Government Services Use and to eliminate bike racks; Article 5, Architectural Guidelines, to eliminate railings and posts; Article 6, Off-street Parking, to eliminate internal walkways and allow shell rock parking spaces without delineation; Article 7, Landscaping, Minimum Tier Requirements, to reduce the amount of interior plant materials and foundation planting, and allow for wire mesh fencing; Article 7, Landscaping, to reduce interior landscape islands and the perimeter plant materials; to eliminate the requirement for a minimum number of tree species and permanent lawns, in the Public Ownership Zoning District subject to Conditions of Approval as indicated in Exhibit C.

6. [Z/CA-2015-01229](#) Title: an Official Zoning Map Amendment application of Florida Fish and Wildlife Conservation by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Public Ownership (PO) Zoning District.

Title: a Class A Conditional Use of Florida Fish and Wildlife Conservation by Urban Design Kilday Studios, Agent. Request: to allow an Outdoor Shooting Range.

General Location: North of Northlake Boulevard on the east side of Seminole Pratt Whitney Road. (**Palm Beach County Shooting Sports Park**) (Control 2004-00269)

Pages: 153 - 178

Conditions of Approval (162 - 164)

Project Manager: Roger Ramdeen

Size: 150.14 acres ±

BCC District: 1

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1 and 8 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use with a vote of 9-0-0

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 9-0-0

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

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow an Outdoor Shooting Range subject to Conditions of Approval as indicated in Exhibit C-2.

#### 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**

7. [SCA-2015-00014](#) Title: Lake Worth Senior Living, Small Scale Land Use Amendment application of Amelia Trevino by Wantman Group Inc., Agent. Request: From Low Residential, 2 units per acre (LR-2) to High Residential, 8 units per acre (HR-8).  
General Location: Southeast corner of State Road 7/U.S. 441 and Woodwind Lane intersection. **(Lake Worth Senior Living)** (Control 2005-00122)

Pages: 179 - 216

Conditions of Approval (189 - 189)

Project Manager: Michael Howe

Size: 6.86 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the proposed Small Scale Land Use Amendment from Low Residential, 2 units per acre (LR-2) to High Residential, 8 units per acre (HR-8) subject to 1 Condition of Approval.

Planning Commission Recommendation: Planning Commission recommended Approval subject to 1 Condition of Approval by a vote of 12-0.

**MOTION:** To adopt an ordinance approving a Small Scale Land Use Amendment from Low Residential, 2 units per acre (LR-2) to High Residential, 8 units per acre (HR-8) subject to a Condition of Approval.

8. **PDD/W/R/TDR-2015-01036** Title: an Official Zoning Map Amendment to a Planned Development District application of Amelia Trevino by Wantman Group Inc., Agent. Request: to allow rezoning from the Agriculture Residential (AR) Zoning District to a Planned Unit Development (PUD) Zoning District.
- Title: a Type II Waiver of Amelia Trevino by Wantman Group Inc., Agent. Request: to allow a reduction in lot frontage.
- Title: a Requested Use of Amelia Trevino by Wantman Group Inc., Agent. Request: to allow a Type 3 Congregate Living Facility (CLF) and a Transfer of Development Rights.
- Title: a Transfer of Development Rights of Amelia Trevino by Wantman Group Inc., Agent. Request: to allow a Transfer of Development Rights for 2 units and designate site as a receiving area.
- General Location: Southeast corner of State Road 7 and Woodwind Lane. **(Lake Worth Senior Living)** (Control 2005-00122)

Pages: 217 - 247

Conditions of Approval (226 - 231)

Project Manager: Christine Stivers

Size: 6.86 acres ±

BCC District: 3

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1, 1 Condition of Approval as indicated in Exhibit C-2, 9 Conditions of Approval as indicated in Exhibit C-3, and 7 Conditions of Approval as indicated in Exhibit C-4.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment to a Planned Development District with a vote of 8-0-1

Zoning Commission Recommendation: Recommended Approval of a Requested Use with a vote of 8-0-1

Zoning Commission Recommendation: Recommended Approval of a Transfer of Development Rights with a vote of 8-0-1

Zoning Commission Recommendation: Recommended Approval of a Type II Waiver with a vote of 8-0-1

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to a 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 Type II Waiver to allow a reduction in lot frontage subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving Requested Uses to allow a Type 3 Congregate Living Facility (CLF) and a Transfer of Development Rights subject to the Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To adopt a resolution approving a Transfer of Development Rights for 2 units and designate site as a receiving area subject to the Conditions of Approval as indicated in Exhibit C-4.

## H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

### I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

**J. ZONING APPLICATIONS - NEW**

9. [ZV/PDD-2015-00764](#) Title: an Official Zoning Map Amendment to a Planned Development District application of Pulte Home Corporation by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.  
General Location: East and west sides of Polo Road and north and south sides of 47th Place South approximately 650 feet south of Lake Worth Road and approximately 1,900 feet east of Lyons Road. **(Gulfstream Polo Properties PUD)** (Control 2005-00594)

Pages: 248 - 323

Conditions of Approval (258 - 269)

Project Manager: Melissa Matos

Size: 224.90 acres ±

BCC District: 6

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the request subject to 38 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment to a Planned Development District with a vote of 9-0-0

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) with a vote of 7-2-0

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) with a vote of 9-0-0

**MOTION:** To adopt a Resolution approving an Official Zoning Map Amendment to allow a rezoning from the Residential Transitional (RT) Zoning District to the Residential Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-3.

10. **PDD-2015-00746** Title: an Official Zoning Map Amendment for a Planned Development District application of Verzaal Family Ltd Partnership, Preferred Realty and Development by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.

General Location: North and south sides of Lake Ida Road, east of Sims Road. (**Orchid Bend**) (Control 2014-00194)

Pages: 324 - 345

Conditions of Approval (330 - 332)

Project Manager: Osniel Leon

Size: 5.18 acres ±

BCC District: 5

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 18 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment for a Planned Development District with a vote of 9-0-0

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

11. [ZV/ABN/DOA/R-2015-00331](#) Title: a Development Order Abandonment application of Military Self Storage LLC by Urban Design Kilday Studios, Agent. Request: to abandon the Special Exception granted under Resolutions R-1987-1206 and R-1988-1802 to allow a Recreation Facilities, Amusement and Attractions (Bowling Center).

Title: a Development Order Amendment of Military Self Storage LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the site plan; add a Requested Use; and, to modify and delete Conditions of Approval (Use Limitation, Health and Engineering).

Title: a Requested Use of Military Self Storage LLC by Urban Design Kilday Studios, Agent. Request: to allow a Self-Service Storage Facility.

General Location: West side of Military Trail, approximately 0.34 mile north of Hypoluxo Road. **(Mangone and Spirk Self-Storage MUPD)** (Control 1987-00134)

Pages: 346 - 373

Conditions of Approval (352 - 357)

Project Manager: Roger Ramdeen

Size: 7.24 acres  $\pm$

BCC District: 3

(affected area 6.21 acres  $\pm$ )

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 25 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 8-0-0

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 8-0-0

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment with a vote of 8-0-0

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon the Special Exception granted under Resolutions R-1987-1206 and R-1988-1802 to allow a Recreation Facilities, Amusement and Attractions (Bowling Center).

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the site plan; add a Requested Use; and, to modify and delete Conditions of Approval (Use Limitation, Health and Engineering) subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Requested Use to allow a Self-Service Storage Facility subject to the Conditions of Approval as indicated in Exhibit C-2.

#### K. ULDC AMENDMENTS

12. [PIA-2015-01855](#) Title: a Privately Initiated Code Amendment, Non-site specific application of Equine Bedding of Florida by Land Research Management Inc., Agent. Request: To Establish a New Agriculture Recycling Use in the Agriculture Residential (AR) and Agricultural Production (AP) Zoning Districts.

General Location: Not Site Specific, Agricultural Production and Agriculture Residential Zoning Districts ( ) (Control )

Pages: 374 - 395

Project Manager: William Cross

Size: acres  $\pm$

## DISCLOSURE

Staff Recommendation: Do not initiate the proposed amendment, with exception to the alternative recommendation made by the LDRAB.

LDRAB RECOMMENDATION: Do not initiate the requested amendment in the AP or AR districts, and to consider alternative amendments in the Light Industrial (IL) Zoning District as part of the Use Regulations Project, by Mr. Gulisano, seconded by Ms. Katz, passed with a vote of 9-6.

**MOTION:** Option 1: Direct Staff to initiate an amendment to the ULDC, as part of the ULDC Use Regulations Project, to allow for an Agriculture Recycling use in the AR and AP Zoning Districts.

Option 2: To direct Staff to initiate an amendment to reduce the minimum acreage required for an Agriculture Recycling use in the Light Industrial (IL) Zoning District, as part of the Use Regulations Project.

Option 3: Deny request to initiate a PIA to amend the ULDC to allow for an Agriculture Recycling use in the AR and AP Zoning Districts.

## L. COMPREHENSIVE PLAN TEXT AMENDMENTS

## M. OTHER ITEMS

### END OF REGULAR AGENDA

## COMMENTS

### A. COUNTY ATTORNEY

### B. ZONING DIRECTOR

13. Title: [Unified Land Development Code \(ULDC\) Use Regulations Project Update-Utility Uses](#)

The Board was last updated on September 24, 2015, on Residential Use classification. At that briefing staff reminded the Board of the objectives of the ULDC Use Project which includes: identifying and eliminating redundancies or glitches; recognizing new industry trends; streamlining the approval processes where feasible; and, ensuring consistency with the Comprehensive Plan. The Board was also informed of the different opportunities for community engagement and participation in the Project. Zoning staff also clarified that Use Regulations that pertain to Agricultural Reserve (AGR) related Zoning Districts are not being modified as part of the Use Regulations Project, but may be addressed as a separate ordinance, pending additional feedback from the Board.

Pages: 396 - 422

### C. PLANNING DIRECTOR

**D. EXECUTIVE DIRECTOR**

**E. DEPUTY COUNTY ADMINISTRATOR**

**F. COMMISSIONERS**

**ADJOURNMENT**