



**BOARD OF COUNTY COMMISSION
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
OCTOBER 27, 2016**

Agenda

<u>Item #</u>	<u>PAGE #</u>	<u>Application and Control #s</u>	<u>Application Name</u>
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CONSENT AGENDA

E. ZONING APPLICATIONS – NEW

6.	(66-104)	ZV/DOA/R-2015-02507 (2003-00087)	7-Eleven Lake Worth Road
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DELETE SIGNS Conditions 1 of Exhibit C-2

AMEND SIGNS Condition 2 of Exhibit C-2 to read as follows:

Is hereby amended to read:

Freestanding ground mounted signs fronting on Lake Worth Road and Nassau Road shall be limited as follows:

- ~~a. Maximum sign height, measured from finished grade to highest point – ten (10) feet;~~
- ~~b. maximum sign face area per side – one hundred (100) square feet.~~
- a. maximum number of signs - three (3). for each Road frontage;
- d. style – monument style only; and,
- e. location – within fifty (50) feet of each access point.



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY OCTOBER 27, 2016

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. Amendments to the Agenda
- G. Motion to Adopt the 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**

OCTOBER 27, 2016

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. Amendments to the Agenda
- G. Motion to Adopt the Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. [ZV/ABN/CA-2016-00444](#) Title: a Type II Variance application of Rex & Rex Unlimited Inc by Cotleur & Hearing Inc., Agent. Request: to allow a reduction in the width of Right of Way and Compatibility buffers, to allow easements overlap in perimeter buffers and foundation planting, a reduction in setbacks; an increase in wall signage, and reduction of lot depth.

Title: a Development Order Abandonment of Rex & Rex Unlimited Inc by Cotleur & Hearing Inc., Agent. Request: to abandon resolution R-1984-1843.

Title: a Class A Conditional Use of Rex & Rex Unlimited Inc by Cotleur & Hearing Inc., Agent. Request: to allow General Repair and Maintenance.

General Location: Northeast corner of Northlake Boulevard and Silverthorne Drive. **(Tire Kingdom)** (Control 1984-00048)

Pages: 1 - 1

Project Manager: Carlos Torres

Size: 1.05 acres ±

BCC District: 1

Staff Recommendation: Staff recommends a postponement to Wednesday, December 7, 2016.

Zoning Commission Recommendation: Postponed to 11/03/2016 with a vote of 8-0-0

MOTION: To postpone to Wednesday, December 7, 2016.

2. [ZV/CB/Z/CA-2015-02346](#) Title: a Type II Variance application of Chinhoi of The Palm Beaches LLC by PLACE Planning & Design, Agent. Request: to allow a reduction in building frontage and an increase in the build-to line setback.

Title: a Class B Conditional Use of Chinhoi of The Palm Beaches LLC by PLACE Planning & Design, Agent. Request: to allow a Car Wash.

Title: an Official Zoning Map Amendment of Chinhoi of The Palm Beaches LLC by PLACE Planning & Design, Agent. Request: to allow a rezoning from the Neighborhood Commercial (CN) and the Residential Multi-family (RM) Zoning Districts to the General Commercial (CG) Zoning District.

Title: a Class A Conditional Use of Chinhoi of The Palm Beaches LLC by PLACE Planning & Design, Agent. Request: to allow General Repair and Maintenance.

General Location: Intersection of Cherry Road and North Congress Avenue. **(Speedy Tires)** (Control 2009-02311)

Pages: 2 - 2

Project Manager: Roger Ramdeen

Size: 2.61 acres ±

BCC District: 2

Staff Recommendation: Staff recommends a postponement to Wednesday, December 7, 2016.

Zoning Commission Recommendation: Postponed to 11/03/2016 with a vote of 8-0-0

MOTION: To postpone to Wednesday, December 7, 2016.

3. [ZV/DOA/R-2015-02348](#) Title: a Type II Variance application of First Coast Energy LLP by Dunay Miskel Backman and Blattner LLP, Agent. Request: to allow a reduction in number of parking spaces and the width of a Right-of-Way buffer.

Title: a Development Order Amendment of First Coast Energy LLP by Dunay Miskel Backman and Blattner LLP, Agent. Request: to reconfigure Site Plan, add square footage and fueling stations, add a Requested Use, and modify Conditions of Approval (Engineering).

Title: a Requested Use of First Coast Energy LLP by Dunay Miskel Backman and Blattner LLP, Agent. Request: to allow a Convenience Store with Gas Sales.

General Location: East side of State Road 7 south of Southern Boulevard. **(Western Plaza -First Coast Energy Convenience Store No. 2719)** (Control 1977-00048)

Pages: 3 - 3

Project Manager: Carlos Torres

Size: 32.86 acres \pm

BCC District: 6

(affected area 1.15 acres \pm)

Staff Recommendation: Staff recommends a postponement to Wednesday, December 7, 2016.

Zoning Commission Recommendation: Postponed to 11/03/2016 with a vote of 8-0-0

MOTION: To postpone to Wednesday, December 7, 2016.

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

- 4. [DOA-2016-00435](#) Title: a Development Order Amendment application of Standard Pacific Of South Florida, Standard Pacific Of Florida, Homes Westbrooke by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan, modify Conditions of Approval (Engineering, Landscaping, Parks, Planned Development, Planning and Site Design), relocate access point, modify unit type, and add units.
General Location: East side of Lyons Road approximately 3,325 feet south of Lake Worth Road. (**Andalucia PUD**) (Control 2008-00129)

Pages: 4 - 40

Conditions of Approval (12 - 25)

Project Manager: Carlos Torres

Size: 67.77 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 38 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 the Development Order Amendment to reconfigure the Master Plan, modify Conditions of Approval (Engineering, Landscaping, Parks, Planned Development, Planning and Site Design), relocate access point, modify unit type, and add units subject to the Conditions of Approval as indicated in Exhibit C.

E. ZONING APPLICATIONS - NEW

5. [ZV/ABN/DOA-2016-01042](#) Title: a Development Order Abandonment application of Tjac Boca Grove LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to abandon Resolution R-2008-1387 to allow a Requested Use for a Place of Worship.

Title: a Development Order Amendment of Tjac Boca Grove LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to reconfigure the Site plan, add square footage, and modify and delete Conditions of Approval (Architecture, Building and Site Design).

General Location: Southwest corner of Powerline Road and Boca Grove Boulevard. **(Grove Center Office MUPD)** (Control 1981-00170)

Pages: 41 - 65

Conditions of Approval (48 - 53)

Project Manager: Carlos Torres

Size: 3.46 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 17 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment 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: Approved a Type II Variance (with conditions) with a vote of 8-0-0

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon Resolution R-2008-1387 to allow a Requested Use for a Place of Worship.

MOTION: To adopt a resolution approving the Development Order Amendment to reconfigure the Site plan, add square footage, and modify and delete Conditions of Approval (Architecture, Building and Site Design) subject to the Conditions of Approval as indicated in Exhibit C-2.

6. **ZV/DOA/R-2015-02507** Title: a Development Order Amendment application of 7-Eleven Inc. by Gunster Yoakley & Stewart PA, Agent. Request: to reconfigure the site plan, add a Requested Use, and modify and delete Conditions of Approval (Engineering, Signs, and Use Limitations).

Title: a Requested Use of 7-Eleven Inc. by Gunster Yoakley & Stewart PA, Agent. Request: to allow a Convenience Store with gas sales.

General Location: Northeast corner of Lake Worth Road and Nassau Road. **(7-Eleven Lake Worth Road)** (Control 2003-00087)

Pages: 66 - 104

Conditions of Approval (72 - 84)

Project Manager: Carlos Torres

Size: 8.39 acres ±

BCC District: 2

(affected area 1.59 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 37 Conditions of Approval indicated in Exhibit C-2, and 9 Conditions of Approval as indicated in Exhibit C-3.

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

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

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

MOTION: To adopt a resolution approving the Development Order Amendment to reconfigure the site plan, add a Requested Use, and modify and delete Conditions of Approval (Engineering, Signs, and Use Limitations) subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Requested Use to allow a Convenience Store with gas sales subject to the Conditions of Approval as indicated in Exhibit C-3.

7. [ZV/DOA/R-2016-00859](#) Title: a Development Order Amendment application of Florida Power and Light by BRPH Architects-Engineers Inc., Agent. Request: to reconfigure the site plan, modify Conditions of Approval (Landscape) and add a Requested Use.
Title: a Requested Use of Florida Power and Light by BRPH Architects-Engineers Inc., Agent. Request: to allow a Helipad.
General Location: Southwest of Pratt and Whitney Road and the Bee Line Highway. **(FPL Jupiter West Helistop Addition)** (Control 2001-00009)

Pages: 105 - 130

Conditions of Approval (111 - 119)

Project Manager: Josue Leger

Size: 70.97 acres ±

BCC District: 1

(affected area 15.27 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 27 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 of a Requested Use with a vote of 6-0-2

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) with a vote of 6-0-2

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 6-0-2

MOTION: To adopt a resolution approving the Development Order Amendment to reconfigure the site plan, modify Conditions of Approval (Landscape) and add a Requested Use subject to Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Requested Use to allow a Helipad subject to Conditions of Approval as indicated in Exhibit C-3.

8. [Z-2016-01027](#) Title: an Official Zoning Map Amendment application of Palm Beach County Zoning by PBC Zoning, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District.

General Location: North side of Boynton Beach Boulevard and 1680 feet east of Lyons Road. **(Caridad Center)** (Control 1983-00067)

Pages: 131 - 140

Conditions of Approval (135 - 135)

Project Manager: Yoan Machado

Size: 6.70 acres ±

BCC District: 5

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

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 8-0-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

9. **Z/CA-2016-01028** Title: an Official Zoning Map Amendment application of Palm Beach County Zoning by PBC Zoning, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District.

Title: a Class A Conditional Use of Palm Beach County Zoning by PBC Zoning, Agent. Request: to allow a cemetery (existing).

General Location: Approximately 0.5 mile south of Boynton Beach Boulevard on the east side of State Road 7. **(Eternal Light Memorial Gardens)** (Control 1975-00011)

Pages: 141 - 154

Conditions of Approval (147 - 149)

Project Manager: Yoan Machado

Size: 49.61 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to Conditional Overlay Zone and 2 Conditions of Approval as indicated in Exhibit C-1 and 14 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use with a vote of 8-0-0

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 8-0-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District with a Conditional Overlay Zone (COZ) subject to Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a cemetery (existing) subject to the Conditions of Approval as indicated in Exhibit C-2.

10. **Z-2016-01015** Title: an Official Zoning Map Amendment application of Palm Beach County Zoning by PBC Zoning, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District.

General Location: Approximately 0.42 miles north of Boynton Beach Boulevard on the east side of State Road 7. **(Faith Farm Ministries)** (Control 1994-00073)

Pages: 155 - 164

Conditions of Approval (159 - 159)

Project Manager: Yoan Machado

Size: 87.27 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to a Conditional Overlay Zone and 2 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 8-0-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Institutional Public Facilities (IPF) Zoning District with a Conditional Overlay Zone (COZ) subject to Conditions of Approval as indicated in Exhibit C.

- 11. **PDD/R-2016-00425** Title: an Official Zoning Map Amendment to a Planned Development District application of Douglas Feurring by Land Design South Inc., Wantman Group Inc., Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

General Location: Southeast corner of Atlantic Avenue and Lyons Road. **(Feurring Commercial MUPD)** (Control 2013-00213)

Pages: 165 - 188

Conditions of Approval (171 - 173)

Project Manager: Yoan Machado

Size: 4.90 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 15 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment to a Planned Development District with a vote of 7-0-1

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

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

- 12. [DOA-2015-01033](#) Title: a Development Order Amendment application of Autonation Imports of Palm Beach Inc by Mark Brenchley Planning Consultants, Agent. Request: to modify Conditions of Approval (Signage).

General Location: On the south side of Okeechobee Boulevard; east of North Jog Road. **(Lexus of Palm Beach)** (Control 1975-00072)

Pages: 189 - 211

Conditions of Approval (194 - 198)

Project Manager: Roger Ramdeen

Size: 18.22 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 25 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 6-0-0

MOTION: To adopt a resolution approving a Development Order Amendment to modify Conditions of Approval (Signage) subject to the Conditions of Approval as indicated in Exhibit C.

J. ZONING APPLICATIONS - NEW

K. ULDC AMENDMENTS

L. COMPREHENSIVE PLAN TEXT AMENDMENTS

M. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

13. Title: [Implementation of improvements to the Zoning Development Review Process - Update to BCC](#)

Two recently implemented improvements:

1. Online Submittal of Variances and Development Review Office (DRO) Administrative Amendments; and
2. DRO Concurrent Review and Pre-Application Conference

Pages: 212 - 213

MOTION: No Action Required.

14. Title: [Use Regulations Project Update - Commercial, Temporary and Agricultural Uses](#)

Title: Use Regulation Project Update - Commercial, Temporary and Agricultural Uses

Pages: 214 - 351

Project Manager: William Cross

MOTION: No Action Required.

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. ASSISTANT COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT

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