



**BOARD OF COUNTY COMMISSIONERS
ZONING HEARING**

**AMENDMENTS TO THE AGENDA
MAY 24, 2018**

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

CONSENT AGENDA

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

1.	(2-46)	ZV/DOA/CA-2017-01594 (1998-0013)	Lantana and Military Wawa
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DELETE Sign Condition 1 of Exhibit C-2,: [Reason: Conflicts with Sign Condition 2 of Exhibit C-2.]

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

Previous L Condition 2 of Resolution R-2001-2068, Control No.1998-00013, which currently states:

Freestanding point of purchase signs fronting on Military Trail and Lantana Road shall be:

- a. Maximum sign height, measured from finished grade to highest point - ten (10) feet;
- b. Maximum sign face area per side - 100 square feet;
- c. Maximum number of signs - one (1) for each frontage;
- d. Monument style only; and,
- e. Location - within twenty-five (25) feet of driveway. (Previously Condition L.2 of Resolution R-98-1312, Petition PDD98-13)

~~Is hereby deleted. [REASON: To allow compliance as required by the Unified Land Development Code (ULDC)]~~

Is hereby amended to read:

Ground Mounted Freestanding Signs fronting on Military Trail and Lantana Road shall be:

- a. Maximum sign height, measured from finished grade to highest point – twelve feet (12) feet for signs A-1 and A-2, and ten (10) feet for signs H and I;
- b. Maximum width (excluding base) – ten (10) feet;
- c. Maximum number of signs – two (2) for each frontage; and,
- d. Monument style only. (BLDG/PMT/DRO: BUILDING/ZONING – Zoning)

E. ZONING APPLICATIONS – NEW

2.	(47-74)	2017-1815 (1981-0006)	Bocaire Golf and Country Club
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AMEND Engineering 7 of Exhibit C to read as follows:

7. Prior to the issuance of the first building permit, the Property Owner shall legally create 2 lots out of the golf course tract and legally combine lots 6 & 7 of Block J and lots 7 & 8 of Block H of Bokaire Golf Club No 2 recorded in Plat Book 46 Page 38 in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDGPMPT: MONITORING – Engineering)

ADD Planned Development 2 of Exhibit C to read as follows:

2. The Unity of Title for Lots 6 & 7, Block J (ORB 4977, Pg. 1395), and Lots 7 & 8, Block H (ORB 4977, Pg. 1510) shall not be released unless the Board of County Commissioners approves the addition of new units through a Development Order Amendment, or for the purpose of combining the lots in accordance with Article 11, Subdivision, Platting and Required Improvements. a. Prior to the Final Approval by the Development Review Officer (DRO), the Applicant shall indicate the above condition on the Final Master and Subdivision Plans. (BLDGPMPT/DRO/ONGOING: ZONING – Zoning)



**BOARD OF COUNTY COMMISSIONERS
ZONING HEARING**

THURSDAY MAY 24, 2018

9:30 A.M.

**BCC Chambers 6th Floor, Jane Thompson Memorial Chambers
301 N Olive Ave, West Palm Beach, 33401**

CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Notice
- D. Proof of Publication
- E. Purchasing Contracts
- F. Swearing In
- G. Amendments to the Agenda
- H. 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**

MAY 24, 2018

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. [Purchasing Contracts](#)

Summary: The Appropriate County Staff has executed each contract for the attached list and each contract will be effective upon Board approval unless a later effective date is referenced in the contract. Countywide

Staff Recommendation: Staff recommends a motion to approve Contracts list as submitted by various departments to the Clerk & Comptroller's Office.

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- F. Swearing In - County Attorney
- G. Amendments to the Agenda
- H. Motion to Adopt the 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

1. [ZV/DOA/CA-2017-01594](#) Title: a Development Order Amendment application of William and Sons Realty by Dunay Miskel and Backman LLP, Thomas Engineering Group, Agent. Request: to reconfigure the Site Plan; delete square footage; and, to modify Conditions of Approval (Building and Site Design, Landscaping and Signs).
Title: a Class A Conditional Use of William and Sons Realty by Dunay Miskel and Backman LLP, Thomas Engineering Group, Agent. Request: to allow Retail Gas and Fuel Sales with a Convenience Store.
General Location: Southwest corner of the intersection of Lantana Road and South Military Trail. (**Lantana And Military Wawa**) (Control 1998-00013)

Pages: 2 - 46

Conditions of Approval (9 - 19)

Project Manager: Carolina Valera

Size: 7.13 acres ±

BCC District: 3

(affected area 2.13 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 42 Conditions of Approval as indicated in Exhibit C-2, and 5 Conditions of Approval as indicated in Exhibit C-3.

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

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

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 6-0.

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

MOTION: To adopt a resolution approving a Class A Conditional Use to allow Retail Gas and Fuel Sales with a Convenience Store, subject to the Conditions of Approval as indicated in Exhibit C-3.

E. ZONING APPLICATIONS - NEW

- 2. **DOA-2017-01815** Title: a Development Order Amendment application of Bocaire Country Club Inc, AKLS Bocaire, LLC, Joy Dorfman by JMorton Planning & Landscape Architecture, Agent. Request: to reconfigure the Master Plan, to re-designate Recreation (Golf Course) to Residential; and, modify and delete Conditions of Approval (All Petitions, Health, Planned Development).

General Location: East side of South Military Trail, approximately 0.5 miles north of Clint Moore Road. **(Bocaire Golf and Country Club PUD)** (Control 1981-00006)

Pages: 47 - 74

Conditions of Approval (52 - 54)

Project Manager: Meredith Leigh

Size: 299.10 acres ±

BCC District: 4

(affected area 2.40 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 14 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 5-0-1.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan, to re-designate Recreation (Golf Course) to Residential; and, modify and delete Conditions of Approval (All Petitions, Health, Planned Development District) subject to the Conditions of Approval as indicated in Exhibit C.

- 3. **ZV/DOA-2017-02178** Title: a Development Order Amendment application of Manheim Remarketing Inc., JMC-IV Real Estate Company LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan; and, to modify Conditions of Approval (All Petitions and Engineering).

General Location: Approximately 0.3 miles north of Southern Boulevard on the east side of Sansbury's Way. **(Manheim Auto Auction)** (Control 2005-00641)

Pages: 75 - 109

Conditions of Approval (82 - 90)

Project Manager: Lorraine Fuster

Size: 91.59 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 41 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved a Development Order Amendment (with conditions) by a vote of 6-0.

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

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan; and, to modify Conditions of Approval (All Petitions and Engineering) subject to the Conditions of Approval as indicated in Exhibit C-2.

4. **EAC-2018-00409** Title: an Expedited Application Consideration request application of Home Dynamics Silverleaf Llc by Design and Entitlement Consultants LLC., Agent. Request: to modify the Master Plan and Condition of Approval (Landscape). General Location: Southeast corner of Lantana Road and Florida's Turnpike. (**Lantana Farms PUD**) (Control 2003-00034)

Pages: 110 - 135

Conditions of Approval (115 - 126)

Project Manager: Diego Penaloza

Size: 39.19 acres ±

BCC District: 3

(affected area 7.47 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 67 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving an Expedited Application Consideration to modify the Master Plan and Condition of Approval (Landscape) 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**

- 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

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. ASSISTANT COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT