



**ZONING COMMISSION
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
NOVEMBER 6, 2014**

AGENDA

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

D. ZONING APPLICATIONS – NEW

AMENDMENTS AND ADDITIONS

5.	(33)	ZV/DOA/Z/CA2014-01351 (Control 1996-00041)	Federal Express Distribution Center
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DELETE Engineering – Condition 9.

6.	(79)	Z/ABN-2014-01337 (Control 1985-00155)	The Falls Country Club
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ADD ALL PETITIONS Condition 1 of Exhibit C to read as follows:

1. Within 120 days of the Board of County Commissioners (BCC) approval of Zoning Application Z/ABN-2014-1337, the Applicant shall submit a Site Plan application for review by the Development Review Officer (DRO) for the existing Golf Course and accessory Clubhouse use. (DATE: ZONING – Zoning)

ADD ZONING COMPLIANCE Condition 1 and 2 of Exhibit C to read as follows:

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: ZONING - Zoning)
2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:
 - a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
 - b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
 - c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or

- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

COMMENTS

B. ZONING DIRECTOR

- 7. See under Separate Cover, Add/Delete changes for the ULDC Arch Code Amendments



**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

THURSDAY NOVEMBER 6, 2014

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N. Jog Road, West Palm Beach**

CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Proof of Publication
- E. Adoption of the Minutes
- F. Swearing In
- G. Disclosures

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 ZONING COMMISSION

NOVEMBER 6, 2014

CALL TO ORDER

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, Pledge of Allegiance and Quasi-Judicial Notice
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission may take final action or issue an advisory recommendation on accepting, rejecting or modifying the recommendations of staff. The Board of County Commissioners of Palm Beach County will conduct a public hearing at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, at 9:30 A.M. on Thursday, December 4, 2014 to take final action on the applications listed below.

NOTICE

Zoning hearings are quasi-judicial and must be conducted to afford all parties due process.

This means that any communication with commissioners, which occurs outside of the public hearing, must be fully disclosed at the hearing. In addition, anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

In this regard, if any group of citizens or other interested parties wish to cross-examine witnesses, they must appoint one representative from the entire group to exercise this right on behalf of the group. Any person representing a group or organization must provide written authorization to speak on behalf of the group. Persons wishing to cross-examine witnesses must reserve that right at the beginning of their presentation.

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. [Adoption of the Minutes](#)
- F. Swearing In - County Attorney
- G. Disclosures

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. [Z/COZ-2014-00938](#) Title: an Official Zoning Map Amendment application of Boynton Beach Associates XXII, LLLP by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District with a Conditional Overlay Zone (COZ).
General Location: Northwest corner of Lyons Road and Boynton Beach Boulevard. **(Amestoy AGR)** (Control 2005-00162)

Pages 1 - 1

Project Manager: Joyce Lawrence

Size: 223.59 acres ±

BCC District: 5

Staff Recommendation: Staff recommends a postponement to Friday, December 5, 2014.

MOTION: To postpone to Friday, December 5, 2014.

2. [PDD/DOA-2014-00939](#) Title: an Official Zoning Map Amendment to a Planned Development District. application of Delray Beach Associates I, LLC by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.

Title: a Development Order Amendment application of Delray Beach Associates I, LLC by G.L. Homes, Agent. Request: to reconfigure the Master Plan to swap, add, and delete land area (preserve); re-allocate, and release recorded Conservation Easement; and amend Conditions of Approval (Planning).

General Location: South of Boynton Beach Boulevard and east of and adjacent to Lyons Road. **(Canyon Isles AGR PUD)** (Control 2002-00068)

Pages 1 - 1

Project Manager: Joyce Lawrence

Size: 264.00 acres ±

BCC District: 5,6

Staff Recommendation: Staff recommends a postponement to Friday, December 5, 2014.

MOTION: To postpone to Friday, December 5, 2014.

- 3. **ZV/PDD/DOA-2014-00940** Title: a Type II Variance application of Delray Beach Associates I, LLC by G.L. Homes, Agent. Request: to allow an increase in the building coverage for single-family units from 40 percent to 44 percent.
Title: an Official Zoning Map Amendment to a Planned Development District application of Delray Beach Associates I, LLC by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.
Title: a Development Order Amendment application of Delray Beach Associates I, LLC by G.L. Homes, Agent. Request: to reconfigure the Master Plan; add land area (Development and Preserve); add a model row; add an access point to release and amend Conservation Easements; add units; amend Conditions of Approval (Planning); and re-allocate land area.
General Location: South of Boynton Beach Boulevard at the terminus of Acme Dairy Road. (**Valencia Cove AGR-PUD**) (Control 2004-00369)

Pages 1 - 1

Project Manager: Joyce Lawrence

Size: 1,408.00 acres ±

BCC District: 5,6

Staff Recommendation: Staff recommends a postponement to Friday, December 5, 2014.

MOTION: To postpone to Friday, December 5, 2014.

B. REMANDS

C. WITHDRAWALS

END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

- A. REQUESTS TO PULL ITEMS FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**

4. [ZV-2014-01629](#) Title: a Type II Variance application of Suess Herta G Tr by Land Research Management Inc., Agent. Request: to allow a reduction in the required acreage for a Hospital.

General Location: Approximately 724 feet east of Seminole Pratt Whitney Road on the north side of Southern Boulevard. **(Suess Medical)** (Control 2010-00501)

Pages 2 - 22

Conditions of Approval Pages (5 - 5)

Project Manager: Donna Adelsperger

Size: 4.96 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 7 Conditions of Approval, as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in the required acreage for a Hospital subject to the Conditions of Approval as indicated in Exhibit C.

5. [ZV/DOA/Z/CA-2014-01351](#) Title: a Type II Variance application of SUNCAP Property Group LLC by Akerman LLP, Agent. Request: to eliminate the required cover over a loading area, the wall for screening of a loading area and the interior island requirement for the trailer parking spaces.

Title: a Development Order Amendment application of SUNCAP Property Group LLC by Akerman LLP, Agent. Request: to reconfigure the Site Plan, to delete square footage, and to modify and delete Conditions of Approval (Engineering, Planning and Signs).

General Location: Southeast corner of Pike Road and 7th Place North. **(Federal Express Distribution Center)** (Control 1996-00041)

Pages 23 - 69

Conditions of Approval Pages (30 - 35)

Project Manager: Roger Ramdeen

Size: 27.23 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1; and 24 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Type II Variance to eliminate the required cover over a loading area, the wall for screening of a loading area and the interior island requirement for the trailer parking spaces subject to Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan, to delete square footage, and to modify and delete Conditions of Approval (Engineering, Planning and Signs) subject to Conditions of Approval as indicated in Exhibit C-2.

6. **Z/ABN-2014-01337** Title: an Official Zoning Map Amendment. application of Falls Country Club Inc by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Commercial Recreation (CRE) Zoning District.

Title: a Development Order Abandonment application of Falls Country Club Inc by Cotleur & Hearing Inc., Agent. Request: to abandon the Special Exception to allow a private recreation facility and club including a golf course, swimming pool, and tennis courts granted under R-86-241.

General Location: Northwest corner of Jog Road and Hypoluxo Road. **(The Falls Country Club)** (Control 1985-00155)

Pages 70 - 90

Conditions of Approval Pages (74 - 74)

Project Manager: Melissa Matos

Size: 171.31 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 recommend approval of an Official Zoning Map amendment to allow rezoning from the Agriculture Residential (AR) Zoning District to the Commercial Recreation (CRE) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Abandonment to abandon Resolution R-1986-0241.

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCE

END OF CONSENT AGENDA

REGULAR AGENDA

- A. ITEMS PULLED FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**
- E. SUBDIVISION VARIANCE**
- F. OTHER ITEMS**

END OF REGULAR AGENDA

COMMENTS

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**
 - 7. [Proposed amendments to the Unified Land Development Code Article 5.C Architectural Review.](#)
Pages 91 - 93
- MOTION:**
- C. PLANNING DIRECTOR**
- D. EXECUTIVE DIRECTOR**
- E. COMMISSIONERS**

ADJOURNMENT