



**ZONING COMMISSION  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA  
JANUARY 9, 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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**CONSENT AGENDA**

**D. ZONING APPLICATIONS – NEW**

<b>3.</b>	<b>(72)</b>	<b>DOA-2014-01111 (Control 1998-00052)</b>	<b>World Class Academy</b>
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**ADD Engineering – Conditions 6 and 7 to read as follows:**

6. Prior to the issuance of the first building permit or within ninety (90) days of a request by the County Engineer, whichever shall occur first, the property owner shall provide to Palm Beach County Land Development Division by warranty deed additional right of way for the construction of a right turn lane west approach on Northlake Boulevard at North Virginia Avenue. 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 the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include Corner Clips where appropriate, as determined by the County Engineer. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Grantor must further warrant that the property being conveyed to Palm Beach County 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 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. The Property Owner shall not record the required right of way or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPM/ONGOING: MONITORING – Engineering)

7. The Property Owner shall construct a right turn lane west approach on Northlake Boulevard at North Virginia Avenue. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right of way.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPM/CO: MONITORING – Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPM/CO: MONITORING – Engineering)



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

**FRIDAY JANUARY 9, 2015**

**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/](http://www.pbcgov.com/pzb/)

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



**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**

**JANUARY 9, 2015**

**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, January 29, 2015 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**

**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**

1. [PDD/DOA-2014-00651](#) Title: an Official Zoning Map Amendment to a Planned Development District application of Lantana Farm Consultants, Inc by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment application of Lantana Farm Consultants, Inc by Jon E Schmidt & Associates, Agent. Request: to reconfigure the Master Plan; add land area; add units; modify/delete Conditions of Approval (Engineering, Landscaping, Planned Unit Development, and Planning).

General Location: Southeast corner of Lantana Road and Florida's Turnpike. **(Lantana Farms PUD)** (Control 2003-00034)

Pages 1 - 40

Conditions of Approval Pages (8 - 24)

Project Manager: Joyce Lawrence

Size: 39.20 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1 and 61 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Residential Planned Unit Development (PUD) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Master Plan; add land area; add units; modify/delete Conditions of Approval (Engineering, Landscaping, Planned Unit Development, and Planning) subject to the Conditions of Approval as indicated in Exhibit C-2.

2. [DOA/R-2014-00456](#) Title: a Development Order Amendment application of Vertex Development, LLC by Lauralee G. Westine P.A, Agent. Request: to reconfigure the Master Plan to add Requested Uses (Commerical Communication Tower)

Title: a Requested Use application of Vertex Development, LLC by Lauralee G. Westine P.A, Agent. Request: to allow two (2) 124-foot Stealth (Flagpole) Communication Towers

General Location: Tower 1 - Approximately 300 feet southeast of the intersection of the Florida's Turnpike and Yamato Road. Tower 2 - Approximately 150 feet northwest of the intersection of Jog Road and Boca West Drive. **(Boca Tower 1 and 2)** (Control 1985-00007)

Pages 41 - 65

Conditions of Approval Pages (46 - 48)

Project Manager: Joyce Lawrence

Size: 1,436.00 acres ±

BCC District: 5

(affected area 2.00 acres ±)

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

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Master Plan to add a Requested Use (Commerical Communication Tower) subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Requested Use to allow two (2) 124-foot Stealth (Flagpole) Communication Towers subject to the Conditions of Approval as indicated in Exhibit C-2.

3. [DOA-2014-01111](#) Title: a Development Order Amendment application of World Class Academy Inc by Jon E Schmidt & Associates, Agent. Request: to reconfigure the site plan; add square footage; add children; and, modify Conditions of Approval (Engineering; Use Limitation, and Landscaping).

General Location: Southwest corner of Northlake Boulevard and Virginia Avenue. **(World Class Academy)** (Control 1998-00052)

Pages 66 - 86

Conditions of Approval Pages (71 - 74)

Project Manager: Carrie Rechenmacher

Size: 2.13 acres ±

BCC District: 1

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

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the site plan; add square footage; add children; and, modify Conditions of Approval (Engineering; Use Limitation, and Landscaping) subject to the Conditions of Approval as indicated in Exhibit C.

## E. CORRECTIVE RESOLUTIONS

**F. ABANDONMENTS**

4. [ABN-2014-01887](#) Title: a Development Order Abandonment application of Atlantis Investment Group by Frogner Consulting LLC, Agent. Request: to abandon Resolution ZR-2002-006 for a Class B Conditional Use to allow a Medical Office.

General Location: Northwest corner of Collier Road and Military Trail. **(Atlantis Outpatient Center)** (Control 1977-00077)

Pages 87 - 90

Project Manager: Donna Adelsperger

Size: 0.85 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request.

**MOTION:** To adopt a resolution approving a Development Order Abandonment abandoning Resolution ZR-2002-006 for a Class B Conditional Use to allow a Medical Office.

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

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

5. [ZV-2014-01621](#) Title: a Type II Variance application of Napletons North Palm Auto Park Inc by Miller Permitting and Land Development LLC, Agent. Request: to allow an increase in the number of wall signs.

General Location: Northwest corner of Silverthorne Drive and Northlake Boulevard. **(Napleton's North North Palm Auto Park)** (Control 1984-00015)

Pages 91 - 121

Conditions of Approval Pages (98 - 98)

Project Manager: Joyce Lawrence

Size: 7.74 acres ±

BCC District: 1

Staff Recommendation: Staff recommends denial of the request.

**MOTION:** To adopt a resolution denying a Type II Variance to allow an increase in the number of wall signs.

- E. SUBDIVISION VARIANCE**
- F. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**
- C. PLANNING DIRECTOR**
- D. EXECUTIVE DIRECTOR**
- E. COMMISSIONERS**

**ADJOURNMENT**