



**ZONING COMMISSION
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
MAY 7, 2015**

AGENDA

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

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

3.	(2-55)	DOA-2014-02096 2001-00064	Southern Light Industrial Park
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AMEND Engineering – Condition 7 and 12 of Exhibit C-1 to read as follows:

7. Previous ENGINEERING condition 7 of Resolution R-2014-735, Control No. 2001-00064, which currently states:

The Property Owner shall improve Drexel Road to local street standards from Flatrock Road south to the property limits concurrent with the onsite improvements, or the Property Owner can reconfigure the proposed lake and provide access to the preserve area from Southern Boulevard, both as approved by the County Engineer. Whichever option is chosen, access shall be provided prior to issuance of the first Certificate of Occupancy.

Is hereby amended to read:

If access to the preserve area located on the north side of this site is required from Drexel Road, the Property Owner shall improve Drexel Road to local street standards from Flatrock Road south to the property limits concurrent with the onsite improvements, or the Property Owner can reconfigure the proposed lake and provide access to the preserve area from Southern Boulevard, both as approved by the County Engineer. Whichever option is chosen, access shall be provided prior to issuance of the first Certificate of Occupancy.

12. The property owner shall... be ~~along the~~ along the projects...

DELETE Palm Tran – Condition 1 of Exhibit C-1 and renumber accordingly



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

THURSDAY MAY 7, 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. Notice
- E. Proof of Publication
- F. Adoption of the Minutes
- G. Swearing In
- H. 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

MAY 7, 2015

CALL TO ORDER

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, and Pledge of Allegiance
- 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, May 28, 2015 to take final action on the applications listed below.

- D. 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 Chair, 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

- E. Proof of Publication - Motion to receive and file.
- F. Adoption of the Minutes
- G. Swearing In - County Attorney
- H. Disclosures

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. [ZV/Z/CA-2014-01883](#) Title: a Type II Variance application of K. Hovnanian Homes by Land Design South Inc., Agent. Request: to eliminate a six foot opaque barrier, to reduce the number of trees with a the Type II Incompatibility Buffer and to allow flexibility of the tree spacing in the landscape buffer.
Title: an Official Zoning Map Amendment application of K. Hovnanian Homes by Land Design South Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.
Title: a Class A Conditional Use application of K. Hovnanian Homes by Land Design South Inc., Agent. Request: to allow a golf course (existing).
General Location: Lyons Road and State Road 7, on the north side of Southwest 18th Street. **(Boca Dunes Golf Course)** (Control 2013-00354)

Pages 1 - 1

Project Manager: Hank Flores

Size: 153.81 acres ±
 (affected area 112.23 acres ±)

BCC District: 5

Staff Recommendation: Staff recommends a postponement to Thursday June 4, 2015.

MOTION: To postpone to Thursday June 4, 2015.

2. [ZV/PDD-2014-01885](#) Title: a Type II Variance application of Cove Club Inv Ltd by Land Design South Inc., Agent. Request: to eliminate a six foot opaque barrier, to reduce the number of trees within the Type II Incompatibility Buffer and to allow flexibility of the tree spacing in the landscape buffer.
Title: an Official Zoning Map Amendment to a Planned Development District application of Cove Club Inv Ltd by Land Design South Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.
General Location: Lyons Road and State Road 7 on the north side of Southwest 18th Street. (**Boca Dunes PUD**) (Control 2014-00169)

Pages 1 - 1

Project Manager: Hank Flores

Size: 153.81 acres ±
 (affected area 41.57 acres ±)

BCC District: 5

Staff Recommendation: Staff recommends a postponement to Thursday June 4, 2015.

MOTION: To postpone to Thursday June 4, 2015.

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

- 3. [DOA-2014-02096](#) Title: a Development Order Amendment application of Liberty Property Limited Partnership by Cotleur & Hearing Inc., Agent. Request: to reconfigure the Site Plan, add square footage, modify Conditions of Approval (Use Limitation and Landscaping) and allow an alternative landscape barrier.

General Location: East of Jog Road; north side of Southern Boulevard. (**Southern Light Industrial Park**) (Control 2001-00064)

Pages 2 - 55

Conditions of Approval Pages (8 - 17)

Project Manager: Hank Flores

Size: 68.80 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 40 Conditions of Approval as indicated in Exhibit C-1 and 6 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Development Order Amendment (Overall MUPD) to reconfigure the Site Plan, add square footage, modify Conditions of Approval (Use Limitation and Landscaping), and allow an alternative landscape barrier subject to Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment (Requested Use) to modify Conditions of Approval (Use Limitation), subject to Conditions of Approval as indicated in Exhibit C-2.

D. ZONING APPLICATIONS - NEW

4. [ZV/Z/CA-2014-02501](#) Title: a Type II Variance application of Grand Slam Two LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a reduction in the front and rear setbacks; to eliminate the pedestrian sidewalk adjacent to the existing building; to reduce the width of the foundation planting.

Title: an Official Zoning Map Amendment application of Grand Slam Two LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Neighborhood Commercial (CN) Zoning District.

Title: a Class A Conditional Use application of Grand Slam Two LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Nursing or Convalescent Facility.

General Location: West side of Boutwell Road, north of 10th Avenue North. **(Sunrise Center)**
(Control 2003-00104)

Pages 56 - 95

Conditions of Approval Pages (64 - 67)

Project Manager: Hank Flores

Size: 1.18 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 6 Conditions of Approval as indicated in Exhibit C-1; 1 Condition of Approval as indicated in Exhibit C-2, and 15 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving Type II Variances to allow a reduction in the front and rear setbacks; to eliminate the pedestrian sidewalk adjacent to the existing building; to reduce the width of the foundation planting, subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Neighborhood Commercial (CN) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Class A Conditional Use to allow a Nursing or Convalescent Facility subject to Conditions of Approval as indicated in Exhibit C-3.

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**

5. [ZV/PDD-2014-02321](#) Title: a Type II Variance application of PGA Partners 100 LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow the setbacks to be measured from the property line and the Base Building Line (BBL); to eliminate the landscape buffers on the west property line; and between the Recreational Pods and Residential Pods.

Title: an Official Zoning Map Amendment to a Planned Development District application of PGA Partners 100 LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District and Multifamily Residential (RM) Zoning District to the Planned Unit Development (PUD) Zoning District.

General Location: Southwest corner of PGA Boulevard and Ellison Wilson Road. **(PGA Waterfront Residential PUD)** (Control 1984-00159)

Pages 96 - 154

Conditions of Approval Pages (105 - 109)

Project Manager: Hank Flores

Size: 7.95 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 7 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 Type II Variances to allow the setbacks to be measured from the property line and the Base Building Line (BBL); to eliminate the landscape buffers on the west property line; and between the Recreational Pods and Residential Pods subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval an Official Zoning Map Amendment to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District and Multifamily Residential (RM) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

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