



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

**THURSDAY JULY 2, 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/](http://www.pbcgov.com/pzb/)

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



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

**JULY 2, 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, July 23, 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. [Z/CA-2014-02502](#) Title: an Official Zoning Map Amendment application of Fuller Florence by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from Agriculture Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District.  
Title: a Class A Conditional Use application of Fuller Florence by Cotleur & Hearing Inc., Agent. Request: to allow a Day Care General.  
General Location: On the south side of SW 185th Street, approximately 400 feet west of SR7/US 441. **(Florence Fuller Child Development Center)** (Control 1987-00150)

Pages 1 - 2

Project Manager: Carrie Rechenmacher

Size: 5.98 acres ±

BCC District: 5

Staff Recommendation: Staff recommends a postponement to Thursday August 6, 2015.

**MOTION:** To postpone to Thursday August 6, 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**

**D. ZONING APPLICATIONS - NEW**

2. [ZV-2015-00704](#) Title: a Type II Variance application of Pahokee Housing Authority Inc by Kimberly A. Dellastatious P.A., Agent. Request: to allow a reduction of the front setback and access way width; to eliminate the right-of-way buffer and walkway between a parking space and a structure.

General Location: US Highway 441 at City of Pahokee Between S Barfield Highway and N State Market Road and E 7th Street (US 441). **(Padgett Island Office Rehab)** (Control 1997-30110)

Pages 3 - 26

Conditions of Approval Pages (7 - 7)

Project Manager: Christine Sellers

Size: 26.03 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 5 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Type II Variance to allow a reduction of the front setback and access way width; to eliminate the right-of-way buffer and walkway between a parking space and a structure subject to the Conditions of Approval as indicated in Exhibit C.

3. [ZV-2015-00766](#) Title: a Type II Variance application of YTG Palm Beach IL WR LP by Urban Design Kilday Studios, Agent. Request: to allow a reduction in depth for the roof over loading areas; and to eliminate terminal landscape islands and interior landscape islands within the truck/employee parking area.

General Location: Located on the east side of the Bee Line Highway approximately 1,655 lineal feet southeast of Pratt Whitney Road. **(Palm Beach Park of Commerce Project Osprey)** (Control 1981-00190)

Pages 27 - 51

Conditions of Approval Pages (33 - 34)

Project Manager: Donna Adelsperger

Size: 72.00 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Type II Variance to allow a reduction in depth for the roof over loading areas; and to eliminate terminal landscape islands and interior landscape islands within the truck/employee parking area subject to the Conditions of Approval as indicated in Exhibit C.

4. [PDD/R-2014-02095](#) Title: an Official Zoning Map Amendment to a Planned Development District application of Michael Gilley by Joshua Mahr, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.  
Title: a Requested Use application of Michael Gilley by Joshua Mahr, Agent. Request: to allow a Self-Service Storage Facility.  
General Location: West side of South Military Trail, approximately 0.43 mile north of Hypoluxo Road. **(Lake Worth Storage 2)** (Control 2009-02300)

Pages 52 - 79

Conditions of Approval Pages (58 - 61)

Project Manager: Roger Ramdeen

Size: 3.80 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1 and the 10 Conditions of Approval as indicated in Exhibit C-2.

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

**MOTION:** To recommend approval of a Request Use to allow a Self-Service Storage Facility subject to the Conditions of Approval as indicated in Exhibit C-2.

5. [DOA-2014-01870](#) Title: a Development Order Amendment application of Boca Medical Plaza LLC by RKB Architects Planners Inc., Agent. Request: to reconfigure the site plan, modify the uses and a Condition of Approval (Use Limitation); and, to modify a Condition of Approval for a Type II Variance.  
General Location: West side of Powerline Road at the terminus of West Camino Real. **(Fountains at Camino Real)** (Control 1980-00108)

Pages 80 - 106

Conditions of Approval Pages (85 - 89)

Project Manager: Osniel Leon

Size: 14.66 acres ±

BCC District: 4

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1, and 28 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Development Order Amendment to modify a Condition of Approval for a Type II Variance subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the site plan, modify the uses and a Condition of Approval (Use Limitation) subject to the Conditions of Approval as indicated in Exhibit C-2.

6. [ZV/DOA/R-2014-01341](#) Title: a Type II Variance application of Hammerhead Motors by Jon E Schmidt & Associates, Agent. Request: to eliminate terminal and interior landscaping islands, divider medians, and interior trees and shrubs.  
Title: a Development Order Amendment application of Hammerhead Motors by Jon E Schmidt & Associates, Agent. Request: to reconfigure the Site Plan, add square footage, and add a Requested Use.  
Title: a Requested Use application of Hammerhead Motors by Jon E Schmidt & Associates, Agent. Request: to allow an Outdoor Auction (Auto).  
General Location: Approximately 500 feet north of the intersection of Kelly Drive and Southern Boulevard. **(Ponderosa Industrial Park Lot 13)** (Control 1976-00134)

Pages 107 - 141

Conditions of Approval Pages (114 - 118)

Project Manager: Joyce Lawrence

Size: 1.10 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1; 19 Conditions of Approval as indicated in Exhibit C-2; and 4 Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To adopt a resolution approving a Type II Variance to eliminate terminal and interior landscaping islands, divider medians, and interior trees and shrubs subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan, add square footage, and add a Requested Use subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Requested Use to allow an Outdoor Auction (Auto) subject to the 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**

- 7. [ZV-2015-00744](#) Title: a Type II Variance application of G.L. Homes of Boca Raton Assoc. V, Ltd. by G.L. Homes, Agent. Request: to increase the lot coverage and the height of a perimeter wall along the north and west property lines.

General Location: Approximately 1,275 feet South of Kimberly Blvd, west of Coral Ridge Drive. (Collier PUD) (Control 2004-00015)

Pages 142 - 174

Conditions of Approval Pages (148 - 150)

Project Manager: Diego Penalzoa

Size: 40.28 acres ±

BCC District: 5

Staff Recommendation: Staff recommends denial of the request to increase the lot coverage.

Staff recommends approval of the request to increase the height of a perimeter wall along the north and west property lines subject to 6 Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt the resolution denying a Type II Variance to increase the lot coverage.

MOTION: To adopt the resolution approving a Type II Variance to increase height of a perimeter wall along the north and west property lines subject to the Conditions of Approval as indicated in Exhibit C-1.

**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**