



**ZONING COMMISSION
ZONING HEARING**

**AMENDMENTS TO THE AGENDA
NOVEMBER 2, 2017**

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

2.	20-51	DOA/R-2016-02009 (1973-00039)	The Reserve Self-Storage at Oriole Plaza
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AMEND Site Design Condition 1 of Exhibit C-2 to read as follows:

SITE DESIGN-NORTH PROPERTY LINE ADJACENT TO EXISTING RESIDENTIAL USES

1. Prior to Final Site Plan approval by the Development Review Officer the Preliminary Site Plan shall be modified to provide additional separation and buffering from the existing residential uses as follows:

a. The minimum rear setback for the Limited Access Storage Facility Building 1 shall be ~~fifty (50)~~ forty (40) feet from the north property line.

REGULAR AGENDA

D. ZONING APPLICATIONS – NEW

4.	92-171	ZV/ABN/DOA/PDD/CA-2016-02202 (1991-00037)	WAWA SB 1327
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ADD Engineering Condition 18 of Exhibit C-3 to read as follows:

18. Prior to Final Site Plan Approval by the Development Review Officer (DRO), an updated Concurrency traffic study shall be submitted that includes the proposed 4,900 square foot retail use as shown on the proposed site plan. A fully executed new Proportionate Share Agreement, based on the updated traffic study, shall also be submitted at that time, before Final Site Plan Approval. (DRO: ENGINEERING – Engineering)

COMMENTS

ZONING DIRECTOR

1. 2018 Zoning Commission Hearing dates – Thursday July 5, 2018



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

THURSDAY NOVEMBER 2, 2017

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N Jog Rd, West Palm Beach, 33411**

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

NOVEMBER 2, 2017

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 Rd, West Palm Beach, 33411, 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 takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on accepting, rejecting, or modifying the recommendations of staff regarding other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing in the 6th Floor, Jane Thompson Memorial Chambers, 301 N Olive Ave, West Palm Beach, 33401, at 9:30 A.M. on Thursday, November 30, 2017 to take final action on the applications listed below regarding Official Zoning Map Amendments (rezoning), Class A Conditional Uses, Requested Uses, Planned Developments, Development Order Amendments, Waiver Requests and Administrative Inquiries.

- 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

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. [DOA-2017-01402](#) Title: a Development Order Amendment application of BRP Senior Housing LLC by Miller Land Planning, Agent. Request: to reconfigure the Site Plan to add Freestanding signs and to modify a Condition of Approval (Signage).

General Location: Southwest corner of Hypoluxo Road and Lyons Road. **(Villages of Windsor SW Civic)** (Control 1996-00081)

Pages 1 - 19

Conditions of Approval Pages (6 - 8)

Project Manager: Carlos Torres

Size: 22.50 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to 11 Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan to add Freestanding signs and to modify a Condition of Approval (Signage) subject to the Conditions of Approval as indicated in Exhibit C-1.

2. [DOA/R-2016-02009](#) Title: a Development Order Amendment application of Oriole RLV by Holland & Knight LLP, Charles Putman & Associates, Agent. Request: to reconfigure the Site Plan and modify uses, and modify and delete Conditions of Approval (Engineering, Landscape, Lighting, Signage, Site Design, Dumpster, Solid Waste).

Title: a Requested Use application of Oriole RLV by Holland & Knight LLP, Charles Putman & Associates, Agent. Request: to allow a Self Service Storage Facility.

General Location: Northeast corner of Atlantic Avenue and Hagen Ranch Road. **(The Reserve Self-Storage at Oriole Plaza)** (Control 1973-00039)

Pages 20 - 51

Conditions of Approval Pages (27 - 36)

Project Manager: Carrie Rechenmacher

Size: 25.45 acres ±

BCC District: 5

(affected area 3.35 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 33 Conditions of Approval as indicated in Exhibit C-1, and 7 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan and modify uses, and modify and delete Conditions of Approval (Engineering, Landscape, Lighting, Signage, Site Design, Dumpster, Solid Waste) subject to Conditions of Approval as indicated in Exhibit C-1.

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

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

3. [PDD/R/TDR-2017-00345](#) Title: an Official Zoning Map Amendment application of Blanca Moreda, Mignano Maria Trust, Mignano Maria Rev Trust by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.

Title: a Requested Use application of Blanca Moreda, Mignano Maria Trust, Mignano Maria Rev Trust by Jon E Schmidt & Associates, Agent. Request: to allow a Type III Congregate Living Facility (CLF) and Transfer of Development Rights (TDR).

Title: a Transfer of Development Rights application of Blanca Moreda, Mignano Maria Trust, Mignano Maria Rev Trust by Jon E Schmidt & Associates, Agent. Request: to designate the site as a receiving area and to allow TDR's of more than two dwelling units per acre (du/ac).

General Location: Approximately 0.25 miles south of Golf Road on the east side of Military Trail. (**Boynton Atrium CLF**) (Control 2012-00433)

Pages 52 - 91

Conditions of Approval Pages (61 - 65)

Project Manager: Carlos Torres

Size: 4.32 acres ±

BCC District: 4

Staff Recommendation: To recommend approval of the requests subject to 11 Conditions of Approval as indicated in Exhibit C-1, 10 Conditions of Approval as indicated in Exhibit C-2, and 7 Conditions of Approval as indicated in Exhibit C-3.

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

MOTION: To recommend approval of a Requested Use to allow a Type III Congregate Living Facility (CLF) subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Requested Use to allow a Transfer of Development Rights (TDR).

MOTION: To recommend approval of a Transfer of Development Rights to designate the site as a receiving area and to allow TDR's of more than two dwelling units per acre (du/ac) subject to the Conditions of Approval as indicated in Exhibit C-3.

4. [ZV/ABN/DOA/PDD/CA-2016-02202](#) Title: a Type II Variance application of Brightwork Acquisitions, LLC by Dunay Miskel and Backman LLP, Agent. Request: to allow a reduction in the Right-of-Way Landscape Buffer width, and foundation planting dimensions.

Title: an Official Zoning Map Amendment application of Brightwork Acquisitions, LLC by Dunay Miskel and Backman LLP, Agent. Request: to allow a rezoning from the Light Industrial (IL) and Agricultural Residential (AR) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Class A Conditional Use application of Brightwork Acquisitions, LLC by Dunay Miskel and Backman LLP, Agent. Request: to allow Retail Gas and Fuel Sales with a Convenience Store.

General Location: Northwest corner of Southern Boulevard and North Benoist Farms Road. (**Wawa SB 1327**) (Control 1991-00037)

Pages 92 - 171

Conditions of Approval Pages (106 - 116)

Project Manager: Meredith Leigh

Size: 3.13 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the Type II Variance to allow a reduction in the Foundation Planting dimensions, subject to 6 Conditions of Approval as indicated in Exhibit C-1; Staff recommends denial of the Type II Variance to allow a reduction in the Right-of-Way Landscape Buffer width.

Staff recommends approval of the Official Zoning Map Amendment and Class A Conditional Use requests, subject to 39 Conditions of Approval as indicated in Exhibit C-3; and, 8 Conditions of Approval as indicated in Exhibit C-4.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in the Foundation Planting dimensions, subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution denying a Type II Variance to allow a reduction in the Right-of-Way Landscape Buffer width.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Light Industrial (IL) and Agricultural Residential (AR) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of 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-4.

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