



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
APRIL 26, 2012**

**AGENDA ITEM #
(PAGE #)**

APPLICATION/CHANGE

AMENDMENTS

- | | | | |
|----|-----------|--|----------------------|
| 7. | (104-129) | ZV/PDD/R/TDR-2011-2634 (Control 1981-013) | LAKE WORTH ROAD CLF) |
|----|-----------|--|----------------------|

Amend Engineering Conditions 1 to read as follows:

1. The property owner shall provide to the Florida Department of Transportation (FDOT), a road right-of-way deed and all associated documents as required by FDOT for Lake Worth Road for a future right turn lane at the Florida Turnpike. All right-of-way deed(s) and associated documents shall be provided and approved prior to April 26, 2013. The right-of-way conveyance shall be approximately 12 feet in width and shall extend along the project's western approximately 120 feet along the project's southwestern of frontage abutting Lake Worth Road. The actual dimensions of the right-of-way conveyance shall be determined by FDOT based on a concept drawing of the future right turn lane. and The right-of-way conveyance shall be free and clear...



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY APRIL 26, 2012

9:30 A.M. 6TH FLOOR

JANE M. THOMPSON MEMORIAL CHAMBERS

CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication
- D. Swearing In
- E. Adoption of Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

DIRECTOR COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

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

**AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

APRIL 26, 2012

CALL TO ORDER

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication - Motion to receive and file
- D. Swearing In - County Attorney
- E. Motion to Adopt Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. **CA-2011-02908** Title: a Class A Conditional Use application of Moc Thuy Nguyen by Jon E Schmidt & Associates, Agent. Request: to allow a Place of Worship.

General Location: Northeast corner of Gun Club Road and Cypress Avenue. **(Florida Buddhist Centers, Inc - Lotus Monastery)** (Control 1978-00204)

Pages: 1 - 1

Project Manager: David McGuire

Size: 1.66 acres ±

BCC District: 2

(affected area 1.52 acres ±)

Staff Recommendation: Staff recommends postponement to Thursday May 24, 2012.

MOTION: To postpone to Thursday May 24, 2012.

2. **EAC-2011-03173** Title: an Expedited Application Consideration application of Boys & Girls Clubs of PBC Inc by Johnston Group Land Development Consultants Inc., Agent. Request: to modify a Condition of Approval (Landscaping)

General Location: South side of Belvedere Road approximately one mile west of Haverhill Road. **(Boys and Girls Club Haverhill)** (Control 2002-00064)

Pages: 2 - 2

Project Manager: Douglas Robinson

Size: 13.30 acres ±

BCC District: 2

(affected area 1.00 acres ±)

Staff Recommendation: Staff recommends postponement to Thursday May 24, 2012.

MOTION: To postpone to Thursday May 24, 2012.

B. REMANDS

C. WITHDRAWALS

END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. DISCLOSURES FOR THE CONSENT ITEMS

C. STATUS REPORTS - NEW

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

E. ZONING APPLICATIONS - NEW

- 3. **DOA-2011-02905** Title: a Development Order Amendment application of William Burckart by William E. Burckart, Agent. Request: to reconfigure the Preliminary Site Plan, modify and delete Conditions of Approval (Use and Architectural Control), and expand an existing requested use.

General Location: Southwest corner of Jupiter Farms and Indiantown Road. **(Jupiter Farms Community Shopping Center)** (Control 1992-00017)

Pages: 3 - 45

Conditions of Approval (23 - 41)

Project Manager: David McGuire

Size: 37.89 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 110 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approval: 9-0

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Preliminary Site Plan, modify and delete Conditions of Approval (Use and Architectural Control), and expand an existing requested use subject to the Conditions of Approval as indicated in Exhibit C.

- 4. **ABN-2011-03174** Title: a Development Order Abandonment application of Land Leaser LLC by Frogner Consulting LLC, Agent. Request: to abandon the Special Exception for a Planned Commercial Development granted under Resolution R-1978-414

General Location: Approximately 0.25 mile south of Lake Worth Road on the west side of Military Trail (**Growers Outlet Nursery**) (Control 1977-00128)

Pages: 46 - 48

Project Manager: Douglas Robinson

Size: 3.20 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request.

MOTION: To adopt a resolution to abandon the Special Exception for a Planned Commercial Development granted under Resolution R-1978-414.

- 5. **EAC-2011-02912** Title: an Expedited Application Consideration application of Robert Malt by Land Research Management Inc., Agent. Request: to delete a Condition of Approval (Landscaping)

General Location: Approximately 400 feet west of Military Trail on the north side of Orleans Court (**Orleans Court Industrial**) (Control 2003-00098)

Pages: 49 - 74

Conditions of Approval (63 - 70)

Project Manager: Donna Adelsperger

Size: 1.58 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the request subject to 45 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving an Expedited Application Consideration to delete a Condition of Approval (Landscaping) subject to the Conditions of Approval as indicated in Exhibit C.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA

C. PUBLIC OWNERSHIP ZONING DISTRICT - DEVIATIONS

D. PREVIOUSLY POSTPONED STATUS REPORTS

E. STATUS REPORTS - NEW

F. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

G. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

H. PREVIOUSLY POSTPONED ZONING APPLICATIONS

6. **PDD/R-2011-02339** Title: an Official Zoning Map Amendment to a Planned Development District application of 1310 Congress Partners LLC Lessor by David L. Carpenter & Assoc., Agent. Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Requested Use of 1310 Congress Partners LLC Lessor by David L. Carpenter & Assoc., Agent. Request: to allow a Charter School for more than 200 students.

General Location: East side of Old Congress Avenue north of Belvedere Road. **(Congress Business Center MUPD)** (Control 1983-00118)

Pages: 75 - 103

Conditions of Approval (94 - 97)

Project Manager: Carol Glasser

Size: 4.21 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the rezoning subject to 13 Conditions of Approval as indicated in Exhibit C-1: and, approval of the Requested Use subject to 5 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approval, as amended: 9-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval in Exhibit C-1.

MOTION: To adopt a resolution approving a Requested Use to allow a Charter School for more than 200 students subject to the Conditions of Approval as indicated in Exhibit C-2.

I. ZONING APPLICATIONS - NEW

7. **ZV/PDD/R/TDR-2011-02634** Title: an Official Zoning Map Amendment to a Planned Development District application of The Cottages of the Palm Beaches by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Commercial High Office (CHO) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Requested Use of The Cottages of the Palm Beaches by Urban Design Kilday Studios, Agent. Request: to allow a Type III Congregate Living Facility.

Title: Transfer of Development Rights of The Cottages of the Palm Beaches by Urban Design Kilday Studios, Agent. Request: to allow a Transfer Development Rights (TDRs) for 18 units.

General Location: Northeast corner of Lake Worth Road and the Florida Turnpike. (Lake Worth Road CLF) (Control 1981-00013)

Pages: 104 - 129

Conditions of Approval (121 - 125)

Project Manager: David McGuire

Size: 6.06 acres ±

BCC District: 2

(affected area 6.05 acres ±)

DISCLOSURE

Staff Recommendation: Staff recommends approval of the rezoning subject to 12 Conditions of Approval as indicated in Exhibit C-2, approval of the Requested Use subject to 5 Conditions of Approval as indicated in Exhibit C-3, and approval of the Transfer of Development Rights subject to 5 Conditions of Approval as indicated in Exhibit C-4.

Zoning Commission Recommendation: Approval: 9-0

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to a Planned Development District to allow a rezoning from the Specialized Commercial (CS) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Requested Use to allow Type III Congregate Living Facility and to allow a Transfer of Development Rights (TDRs) subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Transfer of Development Rights to allow a Transfer Development Rights (TDRs) for 18 units subject to the Conditions of Approval as indicated in Exhibit C-4.

J. ULDC AMENDMENTS**K. COMPREHENSIVE PLAN TEXT AMENDMENTS****L. OTHER ITEMS**

END OF REGULAR AGENDA

DIRECTOR COMMENTS

A. EXECUTIVE DIRECTOR

8. [Pot Bellied Pig](#)

Pages: 130 - 136

9. [Donation Boxes](#)

Pages: 137 - 137

B. COUNTY ATTORNEY

C. PLANNING DIRECTOR

D. ZONING DIRECTOR

10. [2012 ULDC Amendments and Staffing](#)

Pages: 138 - 144

COMMISSIONER COMMENTS

ADJOURNMENT

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