



**BOARD OF COUNTY COMMISSION  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA  
APRIL 28, 2016**

Agenda

<u>Item #</u>	<u>PAGE #</u>	<u>Application and Control #s</u>	<u>Application Name</u>
---------------	---------------	-----------------------------------	-------------------------

**CONSENT AGENDA**

**A. REQUESTS TO PULL ITEMS FROM CONSENT**

5.	(66)	ABN/Z/CA-2015-01717	Purdy Royale
----	------	---------------------	--------------

**E. ZONING APPLICATIONS - NEW**

6.	(110-113)	DOA-2015-00752	Covenant Church
----	-----------	----------------	-----------------

**ADD** Site Design Condition 2 to Exhibit C-2 to read as follows:

2. Prior to Final Site Plan approval by the Development Review Officer (DRO), the square footages for Buildings C, D, and E may be modified to relocate approximately 200 square feet from Building C to Buildings D and E. (BLDGPMT/ONGOING: ZONING - Zoning)

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

5.	(66)	ABN/Z/CA-2015-01717	Purdy Royale
----	------	---------------------	--------------

**J. ZONING APPLICATIONS - NEW**

10.	(202)	DOA-2015-02167 (Control 2005-00594)	Gulfstream Polo Properties PUD
-----	-------	--	-----------------------------------

**AMEND** Engineering Condition 6 to read as follows:

6. The Property Owner shall ... prior to ~~March 31,~~ November 1, 2016...

12.	(319-322)	ABN/CB/Z/CA-2015-00538 (Control 1988-00039)	Treatment Center of the Palm Beaches
-----	-----------	--	---

**AMEND** Landscape-Perimeter Condition 3 of Exhibit C-3, to read as follows:

3. In addition to the Code requirements, the Right-of-Way buffer along the south property line and the Incompatibility buffers along the east and west property lines shall...

**ADD** Site Design Condition 4 in Exhibit C-3 to read as follows:

4. Prior to Final Approval by the Development Review Officer (DRO), the Preliminary Site Plan shall be revised to comply with the requirements of Article 7-Landscaping, or seek variances. (DRO: ZONING - Zoning)



---

**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**THURSDAY APRIL 28, 2016**

**9:30 A.M. 6<sup>TH</sup> FLOOR**

**JANE M. THOMPSON MEMORIAL CHAMBERS**

**CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Notice
- D. Proof of Publication
- E. Swearing In
- F. Amendments to the Agenda
- G. Motion to Adopt the Agenda

**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  
BOARD OF COUNTY COMMISSIONERS**

**APRIL 28, 2016**

**CALL TO ORDER**

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer and Pledge of Allegiance
- C. 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 Mayor, 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.

- D. Proof of Publication - Motion to receive and file
- E. Swearing In - County Attorney
- F. Amendments to the Agenda
- G. Motion to Adopt the Agenda

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

1. [DOA-2015-01719](#) Title: a Development Order Amendment application of Boca Lago Country Club, Inc by Wantman Group Inc., Agent. Request: to reconfigure the Master Plan, and modify and delete Conditions of Approval (Planned Unit Development and Planning).

General Location: North of Palmetto Park Road and Lyons Road. **(Boca Lago PUD)**  
(Control 1973-00036)

Pages: 1 - 1

Project Manager: Joyce Lawrence

Size: 546.50 acres ±

BCC District: 5

(affected area 23.30 acres ±)

Staff Recommendation: Staff recommends postponement to May 26, 2016.

Zoning Commission Recommendation: Postponed to May 5, 2016 with a vote of 7-0-1

**MOTION:** To postponement to May 26, 2016.

**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**

- 2. [ZV/Z-2014-02333](#) Title: an Official Zoning Map Amendment application of Pronto Enterprises of PBC Inc, Norberto Calderon by Land Research Management Inc., Agent. Request: to allow a rezoning from the Residential High Density (RH) and Commercial Neighborhood (CN) Zoning Districts to the General Commercial (CG) Zoning District.

General Location: Northwest corner of Westgate Avenue and Cherokee Avenue. **(Dos Hermanos)** (Control 1989-00112)

Pages: 2 - 29

Conditions of Approval (9 - 13)

Project Manager: Melissa Matos

Size: 1.79 acres ±

BCC District: 7

(affected area 0.49 acres ±)

Staff Recommendation: Staff recommends approval of the requested Official Zoning Map Amendment subject to 1 Condition of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approved a Type II Variance V1 thru V5, V9 and V10 (with conditions) with a vote of 8-0-0

Zoning Commission Recommendation: Approved a Type II Variance (V6) (with conditions) with a vote of 8-0-0

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 8-0-0

Zoning Commission Recommendation: Denied a Type II Variance (V10) with a vote of 8-0-0

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Residential High Density (RH) and Commercial Neighborhood (CN) Zoning Districts to the General Commercial (CG) Zoning District subject to the Condition of Approval as indicated in Exhibit C-3.

**E. ZONING APPLICATIONS - NEW**

3. **Z-2015-02517** Title: an Official Zoning Map Amendment application of Palm Beach County by Palm Beach County, Agent. Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Public Ownership (PO) Zoning District.

General Location: Approximately 0.25 miles south of 10th Avenue North on the west side of Military Trail. **(PBSO Military Trail Office)** (Control 2015-00150)

Pages: 30 - 40

Conditions of Approval (35 - 35)

Project Manager: Donna Adelsperger

Size: 1.36 acres ±

BCC District: 2

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

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 7-0-1

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the General Commercial (CG) Zoning District to the Public Ownership (PO) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

4. **SV/ZV/CA-2014-00451** Title: a Class A Conditional Use application of Gospel Tabernacle of Faith, Inc by Land Research Management Inc., Agent. Request: to allow a Place of Worship.

General Location: Southeast corner of Summit Boulevard and Haverhill Road. **(Gospel Tabernacle of Faith)** (Control 2014-00216)

Pages: 41 - 62

Conditions of Approval (47 - 51)

Project Manager: Joyce Lawrence

Size: 9.81 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 16 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approved a Subdivision Variance (with conditions) with a vote of 8-0-0

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) with a vote of 8-0-0

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use (with conditions) with a vote of 8-0-0

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow a Place of Worship subject to the Conditions of Approval as indicated in Exhibit C-3.

5. [ABN/Z/CA-2015-01717](#) Title: a Development Order Abandonment application of TLH-38 Purdy, LLC, K Angelocci Realty LLC by Wantman Group Inc., Agent. Request: to abandon Transfer of Development Rights for 51 units granted under Resolutions R-2005-817 and R-2007-1242.

Title: an Official Zoning Map Amendment of TLH-38 Purdy, LLC, K Angelocci Realty LLC by Wantman Group Inc., Agent. Request: to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Residential Single-Family (RS) Zoning District.

Title: a Class A Conditional Use of TLH-38 Purdy, LLC, K Angelocci Realty LLC by Wantman Group Inc., Agent. Request: to allow Zero Lot Line units.

General Location: South of Purdy Lane; west of Haverhill Road. **(Purdy Royale)**  
(Control 2003-00061)

Pages: 63 - 100

Conditions of Approval (72 - 76)

Project Manager: Carlos Torres

Size: 13.60 acres ±

BCC District: 2

Staff Recommendation: Staff recommends the approval of the requests subject to 1 Conditions of Approval as indicated in Exhibit C-1; and, 24 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use (with conditions) with a vote of 7-0-1

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment with a vote of 7-0-1

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 7-0-1

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon Transfer of Development Rights for 51 units granted under Resolutions R-2005-817 and R-2007-1242.

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Residential Single-Family (RS) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow Zero Lot Line units subject to the Conditions of Approval as indicated in Exhibit C-2.

6. **DOA-2015-00752** Title: a Development Order Amendment application of Covenant Centre Inc by Cotleur & Hearing Inc., Agent. Request: to reconfigure the Site Plan, add square footage, and amend a Condition of Approval (Engineering).  
General Location: Northwest corner of Roan Lane and Northlake Boulevard. (**Covenant Church**) (Control 1974-00083)

Pages: 101 - 126

Conditions of Approval (107 - 113)

Project Manager: Carrie Rechenmacher

Size: 4.08 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 26 Conditions of Approval as indicated in Exhibit C-1 and 10 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment (with conditions) with a vote of 8-0-0

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan, add square footage, and amend a Condition of Approval (Engineering) subject to the Conditions of Approval as indicated in Exhibits C-1 and C-2.

7. **CB/CA-2015-00309** Title: a Class A Conditional Use application of Sues Herta G Tr by Land Research Management Inc., Agent. Request: to allow a Medical Center.

General Location: North side of Southern Boulevard, east of Seminole Pratt Whitney Road. (**Suess Medical**) (Control 2010-00501)

Pages: 127 - 144

Conditions of Approval (132 - 135)

Project Manager: Roger Ramdeen

Size: 4.96 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 11 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved a Class B Conditional Use (with conditions) with a vote of 8-0-0

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use (with conditions) with a vote of 8-0-0

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow a Medical Center subject to the Conditions of Approval as indicated in Exhibit C-2.



**F. CORRECTIVE RESOLUTIONS**

8. [CRB-2016-00526](#) Title: a Corrective Resolution application of Manheim Remarketing Inc, JMC IV Real Estate Company by Urban Design Kilday Studios, Agent. Request: to correct Conditions of Approval (Parking) in Resolution R-2016-0211.  
General Location: North of Southern Boulevard on the east side of Sansbury's Way. **(Manheim Auto Auction)** (Control 2005-00641)

Pages: 145 - 146

Project Manager: Joyce Lawrence

Size: 91.59 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request.

**MOTION:** To adopt a resolution approving a Corrective Resolution to correct Conditions of Approval (Parking) in Resolution R-2016-0211.

**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. LARGE SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**

**G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**

**H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION**

## I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

9. [ZV/DOA/CA-2015-01038](#) Title: a Development Order Amendment application of Dolphin Stations LLC by Infinity Engineering Group LLC, Agent. Request: to reconfigure the Site Plan; add a Conditional Use; add and delete square footage; eliminate an access point; modify Conditions of Approval (Engineering, Landscaping, Health and Use Limitations).

Title: a Class A Conditional Use of Dolphin Stations LLC by Infinity Engineering Group LLC, Agent. Request: to allow a Type I Restaurant with a drive-through.

General Location: Southwest corner of Haverhill Road and Wallis Road. (APEC-Haverhill) (Control 2006-00522)

Pages: 147 - 187

Conditions of Approval (157 - 169)

Project Manager: Carrie Rechenmacher

Size: 2.20 acres  $\pm$

BCC District: 2

## DISCLOSURE

Staff Recommendation: Staff recommends approval subject to 28 Conditions of Approval as indicated in Exhibit C-2; 12 Conditions of Approval as indicated in Exhibit C-3; and 8 Conditions of Approval as indicated in Exhibit C-4.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use with a vote of 8-0-0

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) with a vote of 8-0-0

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 8-0-0

**MOTION:** To adopt a resolution approving the Development Order Amendments to reconfigure the Site Plan; add a Conditional Use; add and delete square footage; eliminate an access point; modify Conditions of Approval (Engineering and Landscaping, Health and Use Limitations); subject to the Conditions of Approval as indicated in Exhibit C-2 (Conditional Overlay Zone); and Exhibit C-3 (Convenience Store with Gas Sales).

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow a Type I Restaurant with drive-through subject to the Conditions of Approval as indicated in Exhibit C-4.

**J. ZONING APPLICATIONS - NEW**

10. **DOA-2015-02167** Title: a Development Order Amendment application of Pulte Homes Corporation by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan; add units; modify the date for commencement of development; and modify Conditions of Approval (Engineering, Landscape).

General Location: Approximately 650 feet south of Lake Worth Road on the east and west sides of Polo Road and the north and south sides of 47th Place South. **(Gulfstream Polo Properties PUD)** (Control 2005-00594)

Pages: 188 - 289

Conditions of Approval (200 - 211)

Project Manager: Carrie Rechenmacher

Size: 224.90 acres ±

BCC District: 6

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the request subject to 41 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment (with conditions) with a vote of 8-0-0

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan; add units; modify the date for Commencement of Development; and modify Conditions of Approval (Engineering, Landscape) subject to the Conditions of Approval as indicated in Exhibit C.

**MOTION:** To approve and authorize the Mayor to Execute a Revised Proportionate Fair Share Agreement.

11. [ZV/PDD-2015-02166](#) Title: a Official Zoning Map Amendment to a Planned Development District application of PBA Holdings Inc by Urban Design Kilday Studios, Agent. Request: to allow rezoning from the Special Agriculture (SA) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District, and allow an Alternative Landscape Buffer.

General Location: Southern Boulevard west of Seminole Pratt Whitney Road. **(Central Park Commerce Center)** (Control 2015-00085)

Pages: 290 - 309

Conditions of Approval (297 - 300)

Project Manager: Carlos Torres

Size: 138.31 acres ±

BCC District: 6

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 16 Condition of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) with a vote of 8-0-0

Zoning Commission Recommendation: Recommended Approval of a Official Zoning Map Amendment to a Planned Development District (with conditions) with a vote of 8-0-0

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Special Agriculture (SA) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District and allow an alternative landscape buffer, subject to the Conditions of Approval as indicated in Exhibit C-2.

12. [ABN/CB/Z/CA-2015-00538](#) Title: a Development Order Abandonment application of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to abandon the Special Exception for a Planned Unit Development allowing a Type 3 Congregate Living Facility granted through Resolution R-89-958, and amended through Resolutions R-92-1660 and R-93-549.

Title: an Official Zoning Map Amendment of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to allow a rezoning from the Single Family Residential (RS) and the Planned Unit Development (PUD) Zoning Districts to the Institutional and Public Facilities (IPF) Zoning District.

Title: a Class A Conditional Use of Treatment Center of The Palm Beaches LLC by Land Research Management Inc., Agent. Request: to allow a Medical Center.

General Location: Approximately 350 feet east of Haverhill Road on the north side of Lantana Road. **(Treatment Center of the Palm Beaches)** (Control 1988-00039)

Pages: 310 - 333

Conditions of Approval (317 - 323)

Project Manager: Roger Ramdeen

Size: 10.25 acres ±

BCC District: 3

#### DISCLOSURE

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

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a vote of 8-0-0

Zoning Commission Recommendation: Approved a Class B Conditional Use (with conditions) with a vote of 8-0-0

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment with a vote of 8-0-0

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use (with conditions) with a vote of 8-0-0

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon the Special Exception for a Planned Unit Development allowing a Type 3 Congregate Living Facility granted through Resolution R-89-958, and amended through Resolutions R-92-1660 and R-93-549.

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Single Family Residential (RS) and the Planned Unit Development (PUD) Zoning Districts to the Institutional and Public Facilities (IPF) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow a Medical Center subject to the Conditions of Approval as indicated in Exhibit C-3.

#### K. ULDC AMENDMENTS

#### L. COMPREHENSIVE PLAN TEXT AMENDMENTS

#### M. OTHER ITEMS

END OF REGULAR AGENDA

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. DEPUTY COUNTY ADMINISTRATOR**

**F. COMMISSIONERS**

**ADJOURNMENT**