



**BOARD OF COUNTY COMMISSION
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
MARCH 24, 2016**

Agenda

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

A. REQUESTS TO PULL ITEMS FROM CONSENT

6.	(91-127)	ZV/ABN/DOA-2015-01225 (Control 1978-00273)	Pine Trail Shopping Center
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E. ZONING APPLICATIONS – NEW

3.	(10)	DOA-2015-00767 (Control 1985-00055)	Palms West Industrial Park II
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AMEND Engineering Condition 10 to read as follows:

.... **Is hereby deleted.** [Reason: Fairgrounds Road, ~~west~~ east of Sansbury’s Way has been abandoned]

5.	(78)	ZV/CA/Z-2015-01456	Town and Country Feed and Supply Store
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AMEND Landscape Condition 2 of Exhibit C-4 to read as follows:

2. All existing native trees to remain in the affected area (including canopy trees, pines or palms) are required to be protected with tree barriers during all stages of construction....

8.	(170)	SV/Z/CA-2015-01921 (Control 2000-00027)	Life Church
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AMEND the Landscape – General Condition 3 to read as follows:

3. In addition to Code requirements, landscaping along the east property line shall be upgraded to include:

- a. a six (6) foot high ~~opaque~~ vinyl coated chain link fence. Height of the fence...

H. OTHER ITEMS

9.	(435-439)	PCN-2016-00399 (Control 2005-00456)	Turnpike Crossing East
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ADD MOTION to read as follows:

MOTION: To approve and authorize the Mayor to execute a Termination and Release of Restrictive Covenant.

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

6. (91-127) ZV/ABN/DOA-2015-01225 Pine Trail Shopping Center
(Control 1978-00273)

ADD Landscape Conditions 14 and 15 to Exhibit C-2 an, to read as follows:

14. Upgraded planting treatment shall be provided at the intersection of Okeechobee Road and Military Trail and shall consist of the following:

- a. a minimum of five (5) colorful accent plantings; and,
- b. appropriate shrub or hedge materials and ground cover. (BLDG PERMIT: ZONING - Zoning)

15. Prior to final approval by the Development Review Officer (DRO) the Site Plan/Regulating Plan shall be modified to provide upgraded planting areas which shall include ground cover plantings and flowering shrubs that exceed the minimum code requirement. The following number of planting areas adjacent to the perimeter property line shall be provided in front of each of the structures of the affected area:

- a. Building 1: two (2)
- b. Building 2: two (2) and,
- c. Building 8: one (1) (DRO: ZONING - Zoning)

ADD Engineering Conditions 22 and 23 to Exhibit C-2, to read as follows:

22. The Property Owner shall provide to the Palm Beach County Right of Way Acquisition Section of Roadway Production Division a road right of way deed and all associated documents as required by the County Engineer for Elmhurst Road, additional right of way along the south property, as approved by the County Engineer and as shown on the Site Plan.

All right of way deed(s) and associated documents shall be provided and approved within ninety (90) days of a request by the County Engineer. Right of way conveyance shall be along the entire frontage and shall be free and clear of all encroachments and encumbrances. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include, where appropriate as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall not record these required deeds or related documents. Palm Beach County will prepare a tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted by the Property Owner for the pro-rated taxes. After final acceptance, Palm Beach County shall record all appropriate deeds and documents. (ONGOING: ENGINEERING-Eng)

23. 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 Okeechobee Boulevard and Military Trail, additional right of way along the north and east property lines, as approved by the County Engineer and as shown on the Site Plan on an alignment approved by the FDOT or County Engineer.

All right of way deed(s) and associated documents shall be provided and approved within ninety (90) days of a request by the county Engineer. Right of way conveyance shall be along the project's entire frontage and shall be free and clear of all encumbrances and encroachments. Property Owner shall provide FDOT with sufficient documentation, including, at a minimum,

sketch and legal description of the area to be conveyed, copy of the site plan, a Phase I Environmental Site Assessment, status of property taxes, statement from Tax Collector of delinquent and pro-rata daily taxes, full owner name(s) of area to be conveyed, and one of the following: title report, attorney's opinion of title, title commitment or title insurance policy, or as otherwise required and acceptable to FDOT. The Property Owner must warrant that the property being conveyed to FDOT meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County and FDOT harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate, as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall coordinate conveyance of right of way directly with FDOT and shall provide evidence to Palm Beach County Land Development Division once conveyance has been completed. (BLDG PERMIT: ENGINEERING-Eng)

E. SMALL SCALE LAND USE AMENDMENT AND ZONING APPLICATIONS

13. (284) Z/CA-2015-01227 Southern Station

AMEND Engineering Condition 4 to read as follows:

4. The Property Owner shall revise the pavement striping to provide for dual left turn lanes on the east and west approaches on Southern Boulevard at Benoist Farms Road, including sufficient modifications at the north and south approaches to accept the dual left turn lanes.

This construction shall be concurrent with the paving and drainage improvements...

J. ZONING APPLICATIONS - NEW

**15. (355) DOA-2015-02352 Palm Beach Aggregates
(Control 1989-00052)**

ADD All Petitions Condition 9 to Exhibit C-1, to read as follows:

9. Prior to Final Site Plan (FSP) approval (including the Phasing and Reclamation Plans) by the Development Review Officer (DRO) the Applicant shall amend the Final Plans to be consistent with the amended legal description for the Southern Boulevard entryway. (DRO: SURVEY-Zoning)



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY MARCH 24, 2016

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. Notice
- D. Proof of Publication
- E. Swearing In
- F. Adoption of Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

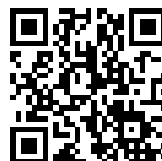
REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

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



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

MARCH 24, 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. Motion to Adopt Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. [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: 1 - 1

Project Manager: Carrie Rechenmacher

Size: 2.20 acres ±

BCC District: 2

Staff Recommendation: Staff recommends a postponement to April 28, 2016.

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 postpone to April 28, 2016.

2. [ZV/Z-2014-02333](#) Title: a Type II Variance application of Pronto Enterprises of PBC Inc, Norberto Calderon by Land Research Management Inc., Agent. Request: to allow reductions to the mixed use requirements; reduce the build to line; reduce frontage requirements; eliminate arcade or gallery; reduce rear setbacks; reduce distance of a dumpster located adjacent to a residential district; width reductions for the incompatibility and right-of-way (ROW) buffers; and, to allow access to the front of the property.

Title: an Official Zoning Map Amendment 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 - 2

Project Manager: Melissa Matos

Size: 1.79 acres ±

BCC District: 7

Staff Recommendation: Staff recommends a postponement to April 28, 2016.

Zoning Commission Recommendation: Postponed to April 07, 2016 with a vote of 8-0-0

MOTION: To postpone to April 28, 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

E. ZONING APPLICATIONS - NEW

- 3. [DOA-2015-00767](#) Title: a Development Order Amendment application of 8470 Belvedere LLC by Jon E Schmidt & Associates, Agent. Request: to reconfigure the Site Plan; add square footage; add phase lines; and delete Conditions of Approval (Landscape Standards and Site Design).

General Location: Located at the southwest corner of Belvedere Road and Johnson Lane. (**Palms West Industrial Park II**) (Control 1985-00055)

Pages: 3 - 40

Conditions of Approval (8 - 15)

Project Manager: Osniel Leon

Size: 13.29 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 35 Conditions of Approval as indicated in Exhibit C.

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

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan; add square footage; add phase lines; and delete Conditions of Approval (Landscape Standards and Site Design) subject to the Conditions of Approval as indicated in Exhibit C.

- 4. **ABN/W-2015-02158** Title: a Development Order Abandonment application of Strata Realty Inc, Stratemeyer LLC, Boat Mart Inc by Wantman Group Inc., Agent. Request: to abandon a Special Exception Use granted under Resolutions R-1978-068, R-1982-0411, R-1987-0903, and R-1989-0613 for a commercial automobile sales facility and lot; and an automotive repair facility.

Title: A Type II Wavier of Strata Realty Inc, Stratemeyer LLC, Boat Mart Inc by Wantman Group Inc., Agent. Request: to allow a deviation in the block dimensions greater than five acres; and allow outdoor vehicle storage within 200 feet of a Non-PRA residential zoning district.

General Location: 620 feet to the north of the Forest Hill Boulevard and Military Trail. **(Don Cook Motors)** (Control 1986-00139)

Pages: 41 - 65

Conditions of Approval (45 - 45)

Project Manager: Osniel Leon

Size: 9.75 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment with a vote of 6-0-1

Zoning Commission Recommendation: Recommended Approval of A Type II Wavier with a vote of 6-0-1

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon a Special Exception Use granted under Resolutions R-1978-068, R-1982-0411, R-1987-0903, and R-1989-0613 for a commercial automobile sales facility and lot; and an automotive repair facility.

MOTION: To adopt a resolution approving a Type II Waiver to allow a deviation in the block dimensions greater than five acres; and allow outdoor vehicle storage within 200 feet of a Non-PRA residential zoning district subject to the Conditions of Approval as indicated in Exhibit C.

5. [ZV/Z/CA-2015-01456](#) Title: an Official Zoning Map Amendment application of Checkerboard Acres Inc by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District.

Title: a Class A Conditional Use of Checkerboard Acres Inc by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow Agricultural Sales and Service.

General Location: West side of Jupiter Farms Road; approximately 1.8 miles south of Indiantown Road. (**Town and Country Feed and Supply Store**) (Control 1974-00175)

Pages: 66 - 90

Conditions of Approval (75 - 79)

Project Manager: Carlos Torres

Size: 2.77 acres ±

BCC District: 1

Staff Recommendation: Staff recommends the approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-3; and, 11 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 (V-2 to V-5 with conditions) with a vote of 8-0-0

Zoning Commission Recommendation: Approved a Type II Variance (V-1 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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow Agricultural Sales and Service subject to the Conditions of Approval as indicated in Exhibit C-4.

- 6. [ZV/ABN/DOA-2015-01225](#) Title: a Development Order Abandonment application of Pine Trail Square LLC by Dunay Miskel Backman and Blattner LLP, Agent. Request: to abandon the Gasoline Service and Auto Sales granted under Resolution Number R-1976-0494.

Title: Development Order Amendment of Pine Trail Square LLC by Dunay Miskel Backman and Blattner LLP, Agent. Request: to reconfigure the site plan; add an access point (Elmhurst Road) and delete access points (Military Trail and Okeechobee Boulevard); add and delete square footage; and, modify Conditions of Approval (Engineering).

General Location: Southwest corner of Okeechobee Boulevard and Military Trail. **(Pine Trail Shopping Center)** (Control 1978-00273)

Pages: 91 - 127

Conditions of Approval (99 - 107)

Project Manager: Carrie Rechenmacher

Size: 28.06 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the requests subject to 48 Conditions of Approval as indicated in Exhibit C-2.

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

Zoning Commission Recommendation: Approved a Type II Variance Request (with conditions) with a vote of 7-1-0

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

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon the Special Exception to allow Gasoline Service and Auto Sales granted under Resolution Number R-1976-0494.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan; add an access point (Elmhurst Road) and delete access points (Military Trail and Okeechobee Boulevard); add and delete square footage; and, modify Conditions of Approval (Engineering) subject to the Conditions of Approval as indicated in Exhibit C-2.

- 7. [ZV/ABN/DOA-2015-02363](#) Title: a Development Order Abandonment application of Comac Waterford LLC by Urban Design Kilday Studios, Agent. Request: to abandon a Requested Use granted under R-2004-0717 to allow Building Supplies.
Title: a Development Order Amendment of Comac Waterford LLC by Urban Design Kilday Studios, Agent. Request: to reconfigure the site plan and add square footage.
General Location: Southwest corner of Okeechobee Boulevard and Jog Road.
(Waterford Crossing MUPD) (Control 1989-00127)

Pages: 128 - 155

Conditions of Approval (134 - 139)

Project Manager: Joyce Lawrence

Size: 11.33 acres ±

BCC District: 2

(affected area 1.99 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 27 Conditions of Approval as indicated in Exhibit C.

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

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

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon a Requested Use granted under R-2004-0717 to allow Building Supplies.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan and add square footage subject to the Conditions of Approval as indicated in Exhibit C.

- 8. [SV/Z/CA-2015-01921](#) Title: an Official Zoning Map Amendment application of Life Covenant Church, Inc. by Wantman Group Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single-Family (RS) Zoning District.

Title: a Class A Conditional Use of Life Covenant Church, Inc. by Wantman Group Inc., Agent. Request: to allow a Place of Worship.

General Location: Southeast corner of Belvedere Road and Jog Road. **(Life Church)** (Control 2000-00027)

Pages: 156 - 196

Conditions of Approval (166 - 171)

Project Manager: Carlos Torres

Size: 11.85 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-2; and, 22 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: Recommended Approval of a Class A Conditional Use with a vote of 8-0-0

Zoning Commission Recommendation: Approved a Subdivision Variance (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 Agriculture Residential (AR) Zoning District to the Residential Single-Family (RS) Zoning District subject to the Condition of Approval as indicated in Exhibit C-2.

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.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

H. OTHER ITEMS

- 9. [PCN-2016-00399](#) Title: application of Duke Realty Land, LLC by Broad and Cassel, Agent. Request: Termination and Release of Restrictive Covenant

General Location: Generally located at the Southwest corner of Florida's Turnpike and Jog Road. **(Turnpike Crossing East)** (Control 2005-00456)

Pages: 435 - 439

Project Manager: Jon MacGillis

Size: 75.70 acres ±

BCC District: 2

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

10. [SCA-2016-00026](#) Title: Palm Beach Orthopaedic Institute, Small Scale Future Land Use Amendment. application of Palm Beach Orthopaedic Institute - Brian Bizub by iPlan & Design LLC, Agent. Request: To change a future land use designation from Industrial (IND) to Commercial High-Office with an underlying Industrial (CH-O/IND).
General Location: 7701 Southern Blvd. (approx. 500 feet west of Pike Road, north of Southern Blvd.) (**Palm Beach Orthopaedic Institute**) (Control 2006-00360)

Pages: 197 - 226

Project Manager: Khurshid Mohyuddin

Size: 1.24 acres ±

BCC District: 2

Staff Recommendation: Approval of the proposed amendment from Industrial (IND) to Commercial High-Office with an underlying Industrial (CH-O/IND).

Planning Commission Recommendation: Planning Commission recommended Approval by a vote of 15-0.

MOTION: To adopt an ordinance approving the proposed amendment from Industrial (IND) to Commercial High-Office with an underlying Industrial (CH-O/IND).

11. [Z-2015-02351](#) Title: an Official Zoning Map Amendment application of ORCO3 LLC by iPlan and Design LLC, Agent. Request: to allow a rezoning from the Light Industrial (IL) Zoning District to the Commercial High Office (CH-O) Zoning District.
General Location: Approximately 500 feet west of Pike Road on the north side of Southern Boulevard. **(Palm Beach Orthopaedic Institute)** (Control 2006-00360)

Pages: 227 - 242

Conditions of Approval (231 - 232)

Project Manager: Diego Penaloza

Size: 1.23 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to a Conditional Overlay Zone (COZ) and 8 Conditions of Approval as indicated in Exhibit C.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Light Industrial (IL) Zoning District to the Commercial High Office (CH-O) Zoning District subject to a Conditional Overlay Zone (COZ) and Conditions of Approval as indicated in Exhibit C.

12. [SCA-2015-00016](#) Title: Southern Station, Small Scale Land Use Amendment application of Jcl Management Llc by Urban Design Kilday Studios, Agent. Request: To change a future land use designation from Industrial (IND) to Commercial High with an underlying Industrial (CH/IND).
General Location: Northeast corner of Southern Boulevard (SR 80) and N Benoist Farms Road. **(Southern Station)** (Control 1983-00045)

Pages: 243 - 273

Project Manager: Khurshid Mohyuddin

Size: 1.92 acres ±

BCC District: 2

Staff Recommendation: Approval of the proposed amendment from Industrial (IND) to Commercial High with an underlying Industrial (CH/IND).

Planning Commission Recommendation: Planning Commission recommended Approval by a vote of 13-0.

MOTION: To adopt an ordinance approving the proposed amendment from Industrial (IND) to Commercial High with an underlying Industrial (CH/IND).

13. [Z/CA-2015-01227](#) Title: an Official Zoning Map Amendment application of JCL Management LLC by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Light Industrial (IL) Zoning District to the General Commercial (CG) Zoning District.

Title: a Class A Conditional Use of JCL Management LLC by Urban Design Kilday Studios, Agent. Request: to allow a Convenience Store with Gas Sales; and a Type I Restaurant with a drive-through.

General Location: Northeast corner of Southern Boulevard and Benoist Farms Road. **(Southern Station)** (Control 1983-00045)

Pages: 274 - 304

Conditions of Approval (282 - 288)

Project Manager: Joyce Lawrence

Size: 1.93 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1, 17 Conditions of Approval as indicated in Exhibit C-2, and 7 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Recommended Denial of a Class A Conditional Use to allow a Convenience Store with gas sales with a vote of 0-8-0

Zoning Commission Recommendation: Recommended Denial of a Class A Conditional Use to allow a Type I Restuarant with drive-through with a vote of 0-8-0.

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Light Industrial (IL) Zoning District to the General Commercial (CG) 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 Amendment to allow a Convenience Store with Gas Sales subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Type I Restaurant with a drive-through subject to the Conditions of Approval as indicated in Exhibit C-3.

H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

J. ZONING APPLICATIONS - NEW

14. [ZV/PDD/DOA/R-2015-00317](#) Title: an Official Zoning Map Amendment for a Planned Development District. application of Hippocrates Health Institute of FL, Inc by Miller Land Planning, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment of Hippocrates Health Institute of FL, Inc by Miller Land Planning, Agent. Request: to modify the Master Plan; reconfigure the Site Plan; add land area; redesignate Pods; add access points; increase square footage; and add a Requested Use.

Title: a Requested Use of Hippocrates Health Institute of FL, Inc by Miller Land Planning, Agent. Request: to allow an Assembly Non-profit Institutional.

General Location: Northwest corner of Skees Road and Palmdale Road. **(Hippocrates PUD/CLF)** (Control 1987-00032)

Pages: 305 - 345

Conditions of Approval (314 - 323)

Project Manager: Melissa Matos

Size: 32.08 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-2, 36 Conditions of Approval as indicated in Exhibit C-3; and, 6 Conditions of Approval in Exhibit C-4.

Zoning Commission Recommendation: Recommended Approval of a Requested 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 an Official Zoning Map Amendment for a Planned Development District. 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 an Official Zoning Map Amendment for a Planned Development District to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Development Order Amendment to modify the Master Plan; reconfigure the Site Plan; add land area; redesignate Pods; add access points; increase square footage; and add a Requested Use subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Requested Use to allow an Assembly Non-profit Institutional subject to the Conditions of Approval as indicated in Exhibit C-4.

15. [DOA-2015-02352](#) Title: a Development Order Amendment application of Power Florida, South Fla Water Mgmt Dist, PBA Holdings Inc by Carlton Fields P.A., Agent. Request: to reconfigure the site plan, delete land area, and modify Conditions of Approval (Zoning).

General Location: Approximately 3.5 miles west of Seminole Pratt Whitney Road and on the north side of Southern Boulevard. **(Palm Beach Aggregates)** (Control 1989-00052)

Pages: 346 - 388

Conditions of Approval (354 - 375)

Project Manager: Carrie Rechenmacher

Size: 5,234.53 acres \pm

BCC District: 6

(affected area 138.31 acres \pm)

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 79 Conditions of Approval as indicated in Exhibit C.

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

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the site plan, delete land area, and to modify Conditions of Approval (Zoning) subject to the Conditions of Approval as indicated in Exhibit C.

K. ULDC AMENDMENTS

16. Title: **ADOPTION HEARING** - UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENTS - ELECTRONIC CHANGEABLE COPY MESSAGE SIGN PILOT PROGRAM

Pages: 389 - 398

Staff Recommendation: Staff recommends a motion to adopt an Ordinance of the Board of County Commissioners of Palm Beach County, Florida, amending the Unified Land Development Code, Ordinance 2003-067, as amended.

Land Development Regulation Advisory Board (LDRAB) Recommendation: LDRAB recommended approval with a vote of 10-1. Sitting as the Land Development Regulation Commission (LDRC), found the amendments consistent with the Comprehensive Plan, 11-0.

MOTION: TO ADOPT AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, TO ESTABLISH AN ELECTRONIC CHANGEABLE COPY MESSAGE SIGN PILOT PROGRAM WITHIN THE PRIORITY REDEVELOPMENT AREA OF THE URBAN REDEVELOPMENT AREA OVERLAY, AS FOLLOWS: ARTICLE 2, DEVELOPMENT REVIEW PROCEDURES: CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS; ARTICLE 3, OVERLAYS AND ZONING DISTRICTS: CHAPTER B, OVERLAYS; ARTICLE 8, SIGNAGE: CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

- 17. [PIA-2015-02123](#) Title: Phase 1 Initiation of Code Amendments application of Florida Power and Light - Mike Tammaro by Gunster Yoakley & Stewart PA, Agent. Request: Delete existing regulations pertaining to the replacement of commercial communication equipment on FPL transmission poles, and replace with new and expanded regulations for both Substations (PIA-2015-02123) and FPL Transmission Poles (PIA-2015-02125).
General Location: () (Control)

Pages: 399 - 431

Project Manager: William Cross

Size: acres ±

DISCLOSURE

Staff Recommendation: Staff recommends the BCC direct Staff to initiate both PIA application requests, PIA-2015-02123 (Substations) and PIA-2015-02125 (Transmission Lines), to be processed as a stand-alone Ordinance subject to additional requirements.

Land Development Regulation Advisory Board (LDRAB) Recommendation: The LDRAB recommended approval with a vote of 9-0, subject to additional requirements recommended by Staff.

MOTION: To initiate a Phase 2 PIA Amendment to the ULDC, to delete existing regulations pertaining to the replacement of commercial communication equipment on FPL transmission poles, and replace with new and expanded regulations for both Substations (PIA-2015-02123) and FPL Transmission Poles (PIA-2015-02125).

L. COMPREHENSIVE PLAN TEXT AMENDMENTS

M. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

- 18. Title: [Discussion on Equestrian Bedding/Waste Recycling](#)

Pages: 432 - 434

Staff Recommendation: See Memorandum for Staff Recommendations.

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. DEPUTY COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT