



**ZONING COMMISSION  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA  
JANUARY 10, 2014**

**AGENDA**

<b><u>ITEM #</u></b>	<b><u>PAGE #</u></b>	<b><u>APPLICATION AND CONTROL #S</u></b>	<b><u>APPLICATION NAME</u></b>
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**CONSENT AGENDA**

**AMENDMENTS AND ADDITIONS**

**D. ZONING APPLICATIONS - NEW**

<b>6.</b>	<b>(115)</b>	<b>ZV/Z/CA-2013-01077 (Control 1994-00030)</b>	<b>St Vincent DePaul Regional Seminary</b>
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**AMEND LANDSCAPE CONDITION 1 (Exhibit C-2) to read as follows:**

LANDSCAPING ALONG THE WEST ... Buffer for the appropriate line of sight distance along one thousand and two hundred (1,200) feet of the west property line to screen from view the affected area from the adjacent existing residential uses or subject to an Alternative Landscape Plan to mitigate existing vegetation. (DRO: LANDSCAPE - Zoning)



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

**FRIDAY JANUARY 10, 2014**

**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. Proof of Publication
- E. Adoption of the Minutes
- F. Swearing In
- G. 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**

**JANUARY 10, 2014**

**CALL TO ORDER**

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, Pledge of Allegiance and Quasi-Judicial Notice
- 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, January 30, 2014 to take final action on the applications listed below.

**NOTICE**

Zoning hearings are quasi-judicial and must be conducted to afford all parties due process.

This means that any communication with commissioners, which occurs outside of the public hearing, must be fully disclosed at the hearing. In addition, anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

In this regard, if any group of citizens or other interested parties wish to cross-examine witnesses, they must appoint one representative from the entire group to exercise this right on behalf of the group. Any person representing a group or organization must provide written authorization to speak on behalf of the group. Persons wishing to cross-examine witnesses must reserve that right at the beginning of their presentation.

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. Adoption of the Minutes
- F. Swearing In - County Attorney
- G. Disclosures

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

- 1. **ZV-2012-03380** Title: a Type II Variance application of AMKBJ Partners Ltd, Agriculture Property Inc by Land Research Management Inc., Agent. Request: to allow the elimination of the perimeter landscape buffers along the western portion of the north and south property lines and the entire west property line.

General Location: 1/4 mile north of the northwest corner of Boynton Beach Boulevard and State Road 7/US 441 on the west side of SR 7/US 441. **(Atlas Peat and Soil)** (Control 1979-00120)

Pages 1 - 1

Project Manager: Donna Adelsperger

Size: 62.80 acres ±

BCC District: 5,6

Staff Recommendation: Staff recommends a postponement to February 6, 2014.

**MOTION:** To postpone to February 6, 2014.

**B. REMANDS**

**C. WITHDRAWALS**

- 2. **ZV-2013-01846** Title: a Type II Variance application of Jasmine Of Palm Beach Ltd by Land Design South Inc., Agent. Request: to allow an increase in the build-to-line on Congress Avenue and Westgate Avenue; to reduce the rear setback; to eliminate the minimum building frontage; number of queuing spaces, and foundation plantings on east and south sides; to reduce the Right-of-Way Buffer and Incompatibility Buffer widths; to increase the allowable easement overlap within a Landscape Buffer; and, to increase the height of a Freestanding Sign location.

General Location: Northwest corner of Congress Avenue and Westgate Avenue. **(Meerdink's Little Ranches)** (Control 1980-00008)

Pages 2 - 2

Project Manager: Roger Ramdeen

Size: 0.61 acres ±

BCC District: 7

Staff Recommendation: N/A (application withdrawn by agent)

**MOTION:** N/A (application withdrawn by agent)

**CONSENT AGENDA**

- A. REQUESTS TO PULL ITEMS FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**

3. **ZV/CA-2013-01323** Title: a Type II Variance application of Michael Lombardo by Ronald K. Kolins Esq, Agent. Request: to allow a reduction in the drive aisle width and number of parking spaces; an elimination of the compatibility buffer on the north, south and west property line, the foundation plantings, the terminal and interior landscape islands and right-of-way buffer width.

Title: Class A Conditional Use application of Michael Lombardo by Ronald K. Kolins Esq, Agent. Request: to allow a Pawn Shop.

General Location: West side of Military Trail approximately 0.25 mile south of Belvedere Road. (**Lombardo**) (Control 2007-00246)

Pages 3 - 36

Conditions of Approval Pages (11 - 12)

Project Manager: David McGuire

Size: 0.92 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the requests subject to 6 Conditions of Approval as indicated in Exhibit C-1 and 6 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving six Type II Variances to allow a reduction in the drive aisle width and number of parking spaces; an elimination of the compatibility buffer on the north, south and east property line, the foundation plantings, the terminal and interior landscape islands and right-of-way buffer width for a non-residential use subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Pawn Shop subject to the Conditions of Approval as indicated in Exhibit C-2.

4. **DOA-2013-02359** Title: a Development Order Amendment application of J&B Management Co. of Palm Beaches, Inc - James Prosen by Miller Land Planning Inc, Agent. Request: to reconfigure the Site Plan to allow the relocation of an existing driveway; modify the parking lot; and amend a Condition of Approval (Engineering).

General Location: Approximately 1,200 feet north of Hypoluxo Road on the west side of Military Trail. **(Bingo Hall)** (Control 1983-00003)

Pages 37 - 52

Conditions of Approval Pages (41 - 43)

Project Manager: Joyce Lawrence

Size: 2.31 acres ±

BCC District: 3

Staff Recommendation: Staff recommend approval of the request subject to 15 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of the Development Order Amendment to reconfigure the Site Plan to allow the relocation of an existing driveway; modify the parking lot; and amend a Condition of Approval (Engineering) as indicated in Exhibit C.

5. **ZV/DOA-2013-02365** Title: a Type II Variance application of Palm Beach County by PLACE Planning & Design, Michael E. Wood Consultant Inc, Agent. Request: to increase the maximum building build-to-line for the front, side and rear; to reduce the building depth; to reduce the interior landscaping requirements; to reduce the parking terminal island and divider medians.

Title: a Development Order Amendment application of Palm Beach County by PLACE Planning & Design, Michael E. Wood Consultant Inc, Agent. Request: to reconfigure the Site Plan, to add land area, to modify Conditions of Approval and to delete square footage.

General Location: located on the north side of Belvedere Road, approximately half a mile east of Congress Avenue. **(National/Alamo Rent-A-Car)** (Control 1988-00088)

Pages 53 - 104

Conditions of Approval Pages (60 - 65)

Project Manager: Roger Ramdeen

Size: 19.96 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 6 Conditions of Approval as indicated in Exhibit C-1 and the 23 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Type II Variance to increase the maximum building build-to-line for the front, side and rear; to reduce the building depth; to reduce the interior landscaping requirements; to reduce the parking terminal island and divider medians subject to 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 land area, to modify Conditions of Approval and to delete square footage subject to Conditions of Approval as indicated in Exhibit C-2.

6. **ZV/Z/CA-2013-01077** Title: a Type II Variance application of St Vincent De Paul Regional Seminary by Anderson Architecture Inc, Agent. Request: to eliminate required roofline elements; recesses and projections; and, additional design elements (exterior treatment).

Title: an Official Zoning Map Amendment application of St Vincent De Paul Regional Seminary by Anderson Architecture Inc, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Institutional and Public Facilities (IPF) Zoning District.

Title: a Class A Conditional Use application of St Vincent De Paul Regional Seminary by Anderson Architecture Inc, Agent. Request: to allow a College (Seminary).

General Location: West side of Military Trail, north of Woolbright Road. **(St. Vincent De Paul Regional Seminary)** (Control 1994-00030)

Pages 105 - 127

Conditions of Approval Pages (114 - 115)

Project Manager: Joyce Lawrence

Size: 70.89 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 5 Conditions of Approval as indicated in Exhibit C-1 and 6 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Type II Zoning Variance to eliminate required roofline elements; recesses and projections; and, additional design elements (exterior treatment) subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval for an Official Zoning Map amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Institutional and Public Facilities (IPF) Zoning District.

**MOTION:** To recommend approval of a Class A Conditional Use allow a College (Seminary) subject to Conditions of Approval as indicated in Exhibit C-2.

7. **DOA-2013-01607** Title: a Development Order Amendment application of Northlake Land Group LLC, Coconut Northlake LLC by Land Design South Inc., Atlantic Land Management, Agent. Request: to reconfigure the site plan to relocate square footage; to modify Conditions of Approval (Engineering, Landscaping, Planning and Site Design); and, to modify the date for Commencement of Development.

General Location: Southwest corner of Northlake Boulevard and Coconut Boulevard. **(Shops at Indian Trails)** (Control 2006-00147)

Pages 128 - 172

Conditions of Approval Pages (134 - 144)

Project Manager: Joyce Lawrence

Size: 30.71 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request, subject to 48 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan to relocate square footage, to modify Conditions of Approval (Engineering, Landscaping, Planning and Site Design) and to restart the commencement date of the Development subject to the Conditions of Approval as indicated in Exhibit C.

**E. CORRECTIVE RESOLUTIONS**

**F. SUBDIVISION VARIANCE**





**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- 8. **ZV-2013-01853** Title: a Type II Variance application of Living Word Lutheran Church (Lca) by Frogner Consulting Inc., Agent. Request: to allow a General Day Care to be permitted at either end of a runway and in an area that extends within five miles from the end of the airport runway.

General Location: South side of Lantana Road, 1/4 mile west of I-95. **(Living Word Lutheran Church)** (Control 1975-00038)

Pages 173 - 198

Conditions of Approval Pages (182 - 182)

Project Manager: Carrie Rechenmacher

Size: 3.32 acres ±

BCC District: 3

Staff Recommendation: Staff recommends denial of the request.

**MOTION:** To adopt a resolution denying a General Day Care, to be permitted at either end of a runway in an area that extends within five miles from the end of the airport runway.

**D. ZONING APPLICATIONS - NEW**

**E. SUBDIVISION VARIANCE**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

**C. EXECUTIVE DIRECTOR**

**D. COMMISSIONERS**

**ADJOURNMENT**