



**ZONING COMMISSION  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA  
JULY 3, 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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**REGULAR AGENDA**

**AMENDMENTS AND ADDITIONS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

<b>5.</b>	<b>(25-55)</b>	<b>DOA/R-2013-03129 (Control 1986-00124)</b>	<b>World Wide Sportsman</b>
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**AMEND** Engineering Condition 14 of Exhibit C to read as follows:

- 14. The Property Owner shall lengthen the existing left turn lane... (BLDG PERMIT/CO: MONITORING – ~~East Beach WCD~~ Engineering)

**AMEND** LIGHTING Condition 3 of Exhibit C to read as follows:

- 3. All lighting shall be directed away from adjacent residential buildings. Parking lot lighting on the property will not exceed twenty (20) feet in height.(ONGOING: ZONING – Zoning)

**ADD** SITE DESIGN Condition 6 of Exhibit C to read as follows:

- 6. Prior to Final Approval by the Development Review Officer, the Final Site Plan and the Final Regulating Plan shall be revised to indicate the PVC opaque wall around the dumpster enclosure. (DRO: ZONING – Zoning)

<b>6.</b>	<b>(56-110)</b>	<b>PDD/R/TDR-2013-01847 (Control 1978-00032)</b>	<b>Stonybrook on the Lake</b>
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**AMEND** Engineering Condition 2 of Exhibit C to read as follows:

- 2. The Property Owner shall fund the cost of signal installation at Atlantic Avenue and Sims Road. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition. No Building Permits for more than 66 apartment units shall be issued until the Property Owner makes a payment to the Traffic Division in an amount as determined by the Director of the Traffic Division. This amount will be impact fee creditable. However, if the signal is warranted at any time after the first building permit is pulled and before the above threshold for building permits is reached...



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

**THURSDAY JULY 3, 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**

**JULY 3, 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, July 24, 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-2013-03108** Title: A Type II Variance application of Allegro At Boynton Beach Llc, Allegro At Boynton Beach, LLC - Richard Miller by Cotleur & Hearing Inc., Agent. Request: to allow a fence instead of a wall; for the fence to be located on the north and east property lines; and to allow the required 75% of the plant materials to be located on the inside of the fence.  
General Location: East side of Hagen Ranch Road, south of Woolbright. **(Allegro at Boynton Beach)** (Control 1997-00075)

Pages 1 - 1

Project Manager: Joyce Lawrence

Size: 15.00 acres ±

BCC District: 5

Staff Recommendation: Staff recommends postponement to Thursday, August 7, 2014.

**MOTION:** To postpone to Thursday, August 7, 2014.

- 2. **SD-143** Title: a Subdivision Variance application of Taric Commercial Properties, LLC by Frogner Consulting LLC, Agent. Request: To allow a variance from the requirement that access to each subdivision lot shall be by a street of suitable classification and construction as established by the subdivision regulations.  
General Location: Approximately 0.75 miles south of Hypoluxo Road, on the east side of Military Trail, in the CG Zoning District. **(BAREFOOT POOLS)** (1999-00062).

Project Manager: Joanne M. Keller

Size: 3.457 acres +/-

Staff Recommendation: Staff recommends postponement to Thursday, August 7, 2014.

Pages 2 - 2

**MOTION:** To postpone to Thursday, August 7, 2014.

**B. REMANDS**

3. **ZV/DOA/R-2013-02595** Title: a Type II Variance application of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to allow a business activity until 2:00 a.m. within 300 feet of a residential unit; a reduction in the landscape buffer width and plant materials; and, elimination of the required wall.

Title: a Development Order Amendment application of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to modify the Site Plan; and, to add a Requested Use.

Title: a Requested Use application of Shoppes on 18 Street, Inc by Perry & Taylor PA, Agent. Request: to allow a Cocktail Lounge within 300 feet of a Residential District.

General Location: Approximately 0.5 miles west of Military Trail on the south side of SW 18th Street. (**Shoppes at Village Pointe**) (Control 1984-00152)

Pages 3 - 3

Project Manager: Joyce Lawrence

Size: 7.00 acres ±

BCC District: 4

Staff Recommendation: Staff recommends a remand to the August 13, 2014 Development Review Officer (DRO) meeting.

**MOTION:** To remand to the Wednesday, August 13, 2014 Development Review Officer meeting.

**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**

4. **Z/CA-2013-03119** Title: an Official Zoning Map Amendment application of Lantana Shiv Property LLC by Land Design South Inc., Agent. Request: to allow a rezoning from the Neighborhood Commercial (CN) Zoning District to the General Commercial (CG) Zoning District.  
Title: a Class A Conditional Use application of Lantana Shiv Property LLC by Land Design South Inc., Agent. Request: to allow a Type I Restaurant.  
General Location: Southeast corner of Military Trail and Lantana Road. **(Dunkin Donuts)** (Control 1994-00005)

Pages 4 - 24

Conditions of Approval Pages (12 - 13)

Project Manager: Carrie Rechenmacher

Size: 0.66 acres ±

BCC District: 3

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

**MOTION:** To recommend approval of the Official Zoning Map Amendment to allow a rezoning from the Neighborhood Commercial (CN) Zoning District to the General Commercial (CG) Zoning District.

**MOTION:** To recommend approval of the Requested Use to allow a Type I Restaurant subject to the Conditions of Approval as indicated in Exhibit C.

- 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**

5. **DOA/R-2013-03129** Title: a Development Order Amendment application of Bass Pro Outdoor World LLC - Jamie Carroll by Shutts and Bowen LLP, Agent. Request: to reconfigure the Site Plan, delete square footage, and to modify and delete Conditions of Approval (Use Limitation, Height, and Unity of Title).

Title: a Requested Use application of Bass Pro Outdoor World LLC - Jamie Carroll by Shutts and Bowen LLP, Agent. Request: to allow Vehicle Sales and Rental (boat sales).

General Location: Approximately 0.5 mile north of PGA Boulevard on the east side of U.S. Highway No. 1. (**World Wide Sportsman**) (Control 1986-00124)

Pages 25 - 55

Conditions of Approval Pages (30 - 36)

Project Manager: Roger Ramdeen

Size: 5.73 acres ±

BCC District: 1

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

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan, delete square footage, and to modify and delete Conditions of Approval (Use Limitation, Height, and Unity of Title) subject to Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Requested Use to allow Vehicle Sales and Rental (boat sales).

- 6. **PDD/R/TDR-2013-01847** Title: an Official Zoning Map Amendment to a Planned Development District application of Manetto Hill Realty Venture LLC by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Agriculture Residential Zoning District (AR) and the Residential Estates Zoning District (RE) to the Residential Planned Unit Development (PUD) District.  
Title: a Requested Use application of Manetto Hill Realty Venture LLC by Urban Design Kilday Studios, Agent. Request: to allow a Transfer of Development Rights (TDR) and to allow Workforce Housing density bonus in excess of 30 percent.  
Title: a Transfer of Development Rights application of Manetto Hill Realty Venture LLC by Urban Design Kilday Studios, Agent. Request: to allow a Transfer of Development Rights for 53 units and designate this site as a receiving area.  
General Location: On the south side of Lake Ida Road between Sims Road and Via Flora. **(Stonybrook on the Lake)** (Control 1978-00032)

Pages 56 - 110

Conditions of Approval Pages (63 - 66)

Project Manager: Roger Ramdeen

Size: 31.07 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to the 16 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 an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential Zoning District (AR) and the Residential Estates Zoning District (RE) to the Residential Planned Unit Development (PUD) District subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of the Requested Use to allow a Transfer of Development Rights (TDR) and to allow Workforce Housing density bonus in excess of 30 percent.

**MOTION:** To recommend approval of the Transfer of Development Rights to allow a Transfer of Development Rights for 53 units and designate this site as a receiving area subject to the Conditions of Approval as indicated in Exhibit C-2.

**D. ZONING APPLICATIONS - NEW**

**E. SUBDIVISION VARIANCE**

**F. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

**C. EXECUTIVE DIRECTOR**

**D. COMMISSIONERS**

**ADJOURNMENT**