



**ZONING COMMISSION
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
OCTOBER 2, 2014**

AGENDA

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

D. ZONING APPLICATIONS – NEW

2.	(42)	DOA/R-2014-00649 (Control 2003-00025)	Turnpike/Exit 93 MUPD
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DELETE Engineering – Condition 5

REGULAR AGENDA

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

3.	(85)	ABN/SV/ZV/CB/Z/DOA/CA-2014-00462 (Control 2000-00056)	PBIA Parcel G
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AMEND Engineering – Condition 5 to read as follows:

5. The Property Owner shall construct a divisional median/island at the easement access driveway of at least 4 feet wide, as required by the FDOT driveway pre-approval letter dated April 10, 2014. ~~This should be shown on the final site plan and approved at the final DRO. (DRO: ENGINEERING-Eng)~~

a. This should be shown on the final site plan and approved at the final DRO. (DRO: ENGINEERING-Eng)

b. This construction shall be completed prior to issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)

D. ZONING APPLICATIONS – NEW

4.	(142-164)	TDD/R-2014-00094 (Control 2006-00397)	Minto West TTD
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AMEND Engineering – Condition 1 (page 142, line 56) to read as follows:

1. g.iii. ...Assured ~~Construction~~ Construction...

AMEND Engineering – Condition 12 (page 146, line 32) to read as follows:

12. ...construction of 60th Street North to 140th Avenue North, until...

AMEND Engineering – Condition 13 (page 146, lines 37-38) to read as follows:

13. The Property Owner shall ~~cause to permit and~~ permit and install roadway lighting on County Thoroughfare roadways ~~and local roadways~~ in accordance...

AMEND Engineering – Condition 18 (page 147, line 19) to read as follows:

18. ...to provide legal positive outfall for runoff from those segments of public roadways and Seminole Pratt Whitney Road along...

AMEND Engineering – Condition 24 (page 150, line 10) to read as follows:

24. ...Persimmon Boulevard to provide 80 feet in width from Seminole Pratt Whitney Road to 140th Avenue North...

AMEND Engineering – Condition 25 (page 150 lines 40-43 and 49-51) to read as follows:

25. ...This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program, unless otherwise approved by the County Engineer. ~~Additional landscaping beyond OTIS requires Board of County Commissioner's approval...~~

25. b. ~~All installation of the landscaping and irrigation shall be completed prior to the issuance of the 39th certificate of occupancy. (BLDG/PMT/CO/ONGOING: MONITORING – Engineering)~~ All installation of the landscaping and irrigation shall be completed within six months of completion of the widening of Seminole Pratt Whitney Road. (ONGOING: ENGINEERING - Eng)

AMEND Engineering – Condition 26 (page 150 lines 57-59) to read as follows:

26. ...This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program, unless otherwise approved by the County Engineer. ~~Additional landscaping beyond OTIS requires Board of County Commissioner's approval...~~

AMEND Planning Rural Parkway –Seminole Pratt Whitney Road from 60th Street to 1, 400 ft south of 60th Street– Condition 14 (page 155, line 44), to read as follows:

14.Engineering Department, and the Planning Division. ~~The conservation and public...~~

AMEND Planning Rural Parkway –Seminole Pratt Whitney Road from 60th Street to 1, 400 ft south of 60th Street – Condition 17 (page 156, line 36) to read as follows:

17. Prior to the issuance of a the 40th building permit ~~for any buildings within the project~~, the...

AMEND Planning Rural Parkway –Seminole Pratt Whitney Road from 60th Street to 1, 400 ft south of 60th Street – Condition 18 (page, lines 41-44) to read as follows:

18. ~~Prior to the issuance of a Certificate of Occupancy for any buildings within the project, t~~The property owner shall complete construction of the Seminole Pratt Whitney Road Rural Parkway consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement within 90 days of the completion of Seminole Pratt Whitney Road. (CO:DATE: ENGINEERING/PLANNING/MONITORING - Planning)

AMEND Planning Rural Parkway –Seminole Pratt Whitney Road from Persimmon to Seminole Ridge High School – Condition 20 (page 157, line 6) to read as follows:

20.Engineering Department, and the Planning Division. ~~The conservation and public...~~

AMEND Planning Rural Parkway –Seminole Pratt Whitney Road from Persimmon to Seminole Ridge High School – Condition 21 (page 157, line 43) to read as follows:

21. Prior to the issuance of a the 40th building permit ~~for any buildings within the project~~, the...

AMEND Planning Rural Parkway –Seminole Pratt Whitney Road from Persimmon to Seminole Ridge High School – Condition 22 (page 157, lines 48-51) to read as follows:

22. ~~Prior to the issuance of a Certificate of Occupancy for any buildings within the project, t~~The property owner shall complete construction of the Seminole Pratt Whitney Road Rural Parkway

consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement within 90 days of the completion of Seminole Pratt Whitney Road. (CO:DATE: ENGINEERING/PLANNING/MONITORING - Planning)

AMEND Planning Rural Parkway –Seminole Pratt Whitney Road from Seminole Ridge High School to Sycamore– Condition 24 (page 158, line 15) to read as follows:

24.Engineering Department, and the Planning Division. The ~~conservation and public...~~

AMEND Planning Rural Parkway –Seminole Pratt Whitney Road from Seminole Ridge High School to Sycamore – Condition 27 (page 159, line 5) to read as follows:

27. Prior to the issuance of a ~~the 40th~~ building permit for any buildings within the project, the...

AMEND Planning Rural Parkway –Seminole Pratt Whitney Road from Seminole Ridge High School to Sycamore – Condition 28 (page 159 lines 10-13) to read as follows:

28. ~~Prior to the issuance of a Certificate of Occupancy for any buildings within the project, t~~The property owner shall complete construction of the Seminole Pratt Whitney Road Rural Parkway consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement within 90 days of the completion of Seminole Pratt Whitney Road. (CO:DATE: ENGINEERING/PLANNING/MONITORING - Planning)

AMEND Planning Rural Parkway 60th Street North– Condition 30 (page 159, lines 35-36) to read as follows:

30. ...The ~~conservation and~~ public access easement for the 50-foot Rural Parkway shall contain:...

AMEND Planning Rural Parkway 60th Street North– Condition 32 (page 160, lines 19-22) to read as follows:

32. Prior to the issuance of a ~~the 40th~~ building permit for any buildings within the phase, the property owner shall commence construction of the 60th Street North Rural Parkway from a point 2,200 feet west of Seminole Pratt Whitney Road, to a point 8,000 feet east of Seminole Pratt Whitney Road (measured from the centerline), consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement. (BLDG PERMIT: MONITORING - Planning)

AMEND Planning Rural Parkway 60th Street North – Condition 33 (page 160, lines 24-27) to read as follows:

33. ~~Prior to the issuance of a Certificate of Occupancy for any buildings within the project, t~~The property owner shall complete construction of the 60th Street North Rural Parkway from a point 2,200 feet west of Seminole Pratt Whitney Road, to a point 8,000 feet east of Seminole Pratt Whitney Road (measured from the centerline), consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement within 90 days of the completion of Seminole Pratt Whitney Road (CO:DATE:ENGINEERING/PLANNING/ MONITORING - Planning)

ADD Planning Rural Parkway 60th Street North – Conditions 34, 35, 36, and 37 and renumber thereafter accordingly:

34. Prior to the issuance of a building permit for any buildings within Pod R, the property owner shall commence construction of the adjacent portion of the 60th Street North Rural Parkway easement, consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement. (BUILDING PERMIT/DRO: MONITORING/ZONING - Planning)

35. Prior to the issuance of a Certificate of Occupancy for any buildings within Pod R, the property owner shall complete construction of the adjacent portion of the 60th Street North Rural Parkway consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement. (CO/DRO: MONITORING/ZONING - Planning)

36. Prior to the issuance of a building permit for any buildings within Pod B, the property owner shall commence construction of the adjacent portion of the 60th Street North Rural Parkway easement, consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement. (BUILDING PERMIT/DRO: MONITORING/ZONING - Planning)

37. Prior to the issuance of a Certificate of Occupancy for any buildings within Pod B, the property owner shall complete construction of the adjacent portion of the 60th Street North Rural Parkway consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement. (CO/DRO: MONITORING/ZONING - Planning)

AMEND Planning Rural Parkway 140th Street North– Condition 35 (page 160, line 47) to read as follows:

35. ...~~The conservation~~ and public access easement for the 50-foot Rural Parkway shall contain:...

AMEND Planning Rural Parkway Persimmon Boulevard– Condition 40 (page 161, lines 55-56) to read as follows:

40. ...~~The conservation~~ and public access easement for the 50-foot Rural Parkway shall contain:...

AMEND Planning Rural Parkway “Town Center Parkway”– Condition 45 (page 163, lines 3-4) to read as follows:

45. ...~~The conservation~~ and public access easement for the 50-foot Rural Parkway shall contain:...

DELETE Planning Other Planning - Condition 51 (page 164, lines 5-7) [REASON: Replicates Planning Condition #10]

DELETE Planning Other Planning - Condition 52 (page 164, lines 9-11) [REASON: Replicates Planning Condition #11]

THE CONDITIONS OF APPROVAL ARE TO BE RENUMBERED ACCORDINGLY.

ADD Signage – Conditions 1 and 2:

1. Prior to recordation of a plat, signage easements for Ground Mounted Signs located adjacent to the Rural Parkways, shall be recorded as approved by the County Attorney’s Office, and Planning and Zoning Divisions. (PLAT: ENGINEERING/ZONING-Planning/Zoning)

2. Any Ground Mounted Signs as permitted in a TTD and pursuant to the Unified Land Development Code, shall be installed within a sign easement when located adjacent to a Rural Parkway. (BLDG PERMIT: BLDG – Zoning)



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

THURSDAY OCTOBER 2, 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/

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



AGENDA
PALM BEACH COUNTY ZONING COMMISSION

OCTOBER 2, 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, October 23, 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

B. REMANDS

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**

1. **SV/ZV/CA-2014-00660** Title: a Type II Variance application of Palden Sherab Pema Ling, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a shell rock driveway for a Place of Worship; to allow the driveway to consist of a six inch shell rock base without a paved surface; and to allow grass parking for non-peak demand.

Title: a Class A Conditional Use application of Palden Sherab Pema Ling, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Place of Worship.

General Location: East side of 131st Trail approximately 517 feet north of Indiantown Road. **(Pema Ling Retreat Center)** (Control 2014-00047)

Pages 1 - 31

Conditions of Approval Pages (8 - 10)

Project Manager: Roger Ramdeen

Size: 10.66 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1; and 8 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Type II Variance to allow a shell rock driveway for a Place of Worship; to allow the driveway to consist of a six inch shell rock base without a paved surface; and to allow grass parking for non-peak demand subject to the Conditions of Approval as indicated in Exhibit C-1.

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

- 2. **DOA/R-2014-00649** Title: a Development Order Amendment application of Turnpike Realty Inc by Jon E Schmidt & Associates, Agent. Request: to reconfigure the Site Plan; add a Requested Use; and, to modify/delete Conditions of Approval (Engineering, Landscaping, and Sign).
Title: a Requested Use application of Turnpike Realty Inc by Jon E Schmidt & Associates, Agent. Request: to allow a Type I Restaurant.
General Location: Northwest corner of Florida's Turnpike and Lake Worth Road. **(Turnpike/Exit 93 MUPD)** (Control 2003-00025)

Pages 32 - 62

Conditions of Approval Pages (39 - 50)

Project Manager: Joyce Lawrence

Size: 4.47 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 48 Conditions of Approval as indicated in Exhibit C-1 and 6 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of the Development Order Amendment to reconfigure the Site Plan; add a Requested Use; and, to modify/delete Conditions of Approval (Engineering, Landscaping, and Sign) subject to Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of the Requested Use to allow a Type I Restaurant subject to Conditions of Approval as indicated in Exhibit C-2.

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

3. [ABN/SV/ZV/CB/Z/DOA/CA-2014-00462](#) Title: a Development Order Abandonment for a Class B Conditional Use application of Palm Auto Plaza, LLC - R Whitfield Ramonat by Jon E Schmidt & Associates, Agent. Request: to abandon Resolution ZR-2008-056.

Title: a Subdivision Variance application of Palm Auto Plaza, LLC - R Whitfield Ramonat by Jon E Schmidt & Associates, Agent. Request: to allow access from a 50 foot access easement.

Title: a Type II Variance application of Palm Auto Plaza, LLC - R Whitfield Ramonat by Jon E Schmidt & Associates, Agent. Request: to allow frontage and access from a 50-foot easement; allow mountable curbing, increase the percentage of palms, increase in sign height; and to allow signage where there is no frontage.

Title: a Class B Conditional Use application of Palm Auto Plaza, LLC - R Whitfield Ramonat by Jon E Schmidt & Associates, Agent. Request: to allow Vehicle Sales and Rental.

Title: an Official Zoning Map Amendment application of Palm Auto Plaza, LLC - R Whitfield Ramonat by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the Urban Center (UC) Zoning District to the Public Ownership (PO) Zoning District.

Title: a Class A Conditional Use application of Palm Auto Plaza, LLC - R Whitfield Ramonat by Jon E Schmidt & Associates, Agent. Request: to allow General Repair and Maintenance.

General Location: Approximately 0.8 miles north of the intersection of Congress Avenue and Gun Club Road. **(PBIA Parcel G)** (Control 2000-00056)

Pages 63 - 115

Conditions of Approval Pages (79 - 86)

Project Manager: Donna Adelsperger

Size: 14.42 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 4 Condition of Approval as indicated in Exhibit C-1; 9 Conditions of Approval as indicated in Exhibit C-2; 10 Conditions of Approval as indicated in Exhibit C-3; 15 Conditions of Approval as indicated in Exhibit C-4, and 1 Condition of Approval as indicated in Exhibit C-5.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon Resolution ZR-2008-056.

MOTION: To adopt a resolution approving a Subdivision Variance to allow access from a 50-foot access easement subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving six Type II Variances to allow frontage and access from a 50-foot easement; allow mountable curbing, increase the percentage of palms, increase in sign height; and to allow signage where there is no frontage subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Class B Conditional Use to allow Vehicle Sales and Rental subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Urban Center (UC) Zoning District to the Public Ownership (PO) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-5.

MOTION: To recommend approval of a Class A Conditional Use to allow General Repair and Maintenance subject to the Conditions of Approval as indicated in Exhibit C-4.

D. ZONING APPLICATIONS - NEW

4. **TDD/R-2014-00094** Title: an Official Zoning Map Amendment to a Traditional Development District application of Minto PBLH, LLC by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District.

Title: a Requested Use application of Minto PBLH, LLC by Cotleur & Hearing Inc., Agent. Request: to allow a College or University, and to allow a Hotel.

General Location: On the south side of 60th Street approximately 2 miles north of Okeechobee Boulevard, bounded on the east and west sides of Seminole Pratt Whitney Road (**Minto West TTD**) (Control 2006-00397)

Pages 116 - 204

Conditions of Approval Pages (141 - 172)

Project Manager: Carrie Rechenmacher

Size: 3,788.60 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 139 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of an Official Zoning Map Amendment to a Traditional Development District to allow a rezoning from the Agriculture Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of two Request Uses to allow a College or University, and to allow a Hotel.

E. SUBDIVISION VARIANCE

F. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. COMMISSIONERS

ADJOURNMENT