



**PALM BEACH COUNTY
ZONING COMMISSION PUBLIC HEARING
RESULT LIST**

March 3, 2016

<u>Agenda & Application #'s</u>	<u>Applicant & Request</u>	<u>Vote</u>
CONSENT AGENDA - ZONING APPLICATIONS		
1. Z-2015-02351 Palm Beach Orthopaedic Institute Control#: 2006-00360	ORCO3 LLC Z: to allow a rezoning from the Light Industrial (IL) Zoning District to the Commercial High Office (CH-O) Zoning District. Board Decision: Recommended Approval of an Official Zoning Map Amendment with a vote of 7-0-0	7-0-0
2. ZV/CB-2015-01029 Old Okeechobee Business Park Control#: 2011-00366	Lantana Const Corp ZV: to allow a reduction in the non-residential queuing distance; to allow a building to be located greater than 25 feet from the build to line; to eliminate foundation planting on the east facade of Building B. Board Decision: Approved a Type II Variance (with conditions) with a vote of 7-0-0 CB: to allow an Office/Warehouse. Board Decision: Approved a Class B Conditional Use (with conditions) with a vote of 7-0-0	7-0-0 7-0-0
3. DOA-2015-00767 Palms West Industrial Park II Control#: 1985-00055	8470 Belvedere LLC DOA: to reconfigure the Site Plan; add square footage; add phase lines; and delete Conditions of Approval (Landscape Standards and Site Design). Board Decision: Recommended Approval of a Development Order Amendment with a vote of 7-0-0	7-0-0
4. SV/Z/CA-2015-01921 Life Church Control#: 2000-00027	Life Covenant Church, Inc. SV: to allow an access point to a major street (Jog Road). Board Decision: Approved a Subdivision Variance (with conditions) with a vote of 8-0-0 Z: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single-Family (RS) Zoning District. Board Decision: Recommended Approval of Title of Request:an Official Zoning Map Amendment with a vote of 7-0-1 CA: to allow a Place of Worship. Board Decision: Recommended Approval of Title of Request:a Class A Conditional Use with a vote of 7-0-1	7-0-1 7-0-1
5. ABN/W-2015-02158 Don Cook Motors Control#: 1986-00139	Strata Realty Inc, Stratemeyer LLC, Boat Mart Inc ABN: 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. Board Decision: Recommended Approval of a Development Order Abandonment with a vote of 6-0-1 W: 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. Board Decision: Recommended Approval of A Type II Wavier with a vote of 6-0-1	6-0-1 6-0-1
6. ZV/ABN/DOA-2015-02363 Waterford Crossing MUPD Control#: 1989-00127	Comac Waterford LLC ABN: to abandon a Requested Use granted under R-2004-0717 to allow Building Supplies. Board Decision: Recommended Approval of a Development Order Abandonment with a vote of 8-0-0 DOA: to reconfigure the site plan and add square footage. Board Decision: Recommended Approval of a Development Order Amendment with a vote of 8-0-0	8-0-0 8-0-0
REGULAR AGENDA - ZONING APPLICATIONS		
7. DOA-2015-02352 Palm Beach Aggregates Control#: 1989-00052	Power Florida, South Fla Water Mgmt Dist, PBA Holdings Inc DOA: to reconfigure the site plan, delete land area, and modify Conditions of Approval (Zoning). Board Decision: Recommended Approval of a Development Order Amendment with a vote of 8-0-0	8-0-0



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8. ZV-2015-02511 LA Fitness Signage Control#: 1984-00099	Boca Mission LLC ZV: to allow an increase of the maximum square footage of a wall sign. Board Decision: Approved a Type II Variance (with conditions) with a vote of 8-0-0	8-0-0
9. ZV/Z-2014-02333 Dos Hermanos Control#: 1989-00112	Pronto Enterprises of PBC Inc, Norberto Calderon ZV: To recommend approval of Type II Variances to allow reductions to the mixed use requirements; reduce the build to line; reduce frontage requirements; eliminate arcade or gallery; right-of-way (ROW) buffers; and, to allow access to the front of the property subject to the Conditions of Approval as indicated in Exhibit C-1. Board Decision: Postponed to April 07, 2016 with a vote of 8-0-0 ZV: To recommend denial of Type II Variances to allow to reduce rear setbacks; reduce distance of a dumpster located adjacent to a residential district; and width reductions for the incompatible buffers. Board Decision: Postponed to April 07, 2016 with a vote of 8-0-0 Z: to allow a rezoning from the Residential High Density (RH) and Commercial Neighborhood (CN) Zoning Districts to the General Commercial (CG) Zoning District. Board Decision: Postponed to April 07, 2016 with a vote of 8-0-0	8-0-0 8-0-0
10. Z/CA-2015-01227 Southern Station Control#: 1983-00045	JCL Management LLC Z: to allow a rezoning from the Light Industrial (IL) Zoning District to the General Commercial (CG) Zoning District. Board Decision: Recommended Approval of an Official Zoning Map Amendment with a vote of 8-0-0 CA: To recommend approval of 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. Board Decision: Recommended Denial of a Class A Conditional Use to allow a Convenience Store with gas sales with a vote of 0-8-0 CA: To recommend approval of a Class A Conditional Use Amendment to allow a Type I Restaurant with a drive-through subject to the Conditions of Approval as indicated in Exhibit C-3. Board Decision: Recommended Denial of a Class A Conditional Use to allow a Type I Restaurant with drive-through with a vote of 0-8-0.	8-0-0 0-8-0 0-8-0
11. ZV/ABN/DOA-2015-01225 Pine Trail Shopping Center Control#: 1978-00273	Pine Trail Square LLC ZV: to allow a reduction in width and hedge material for Right of Way landscape buffers. Board Decision: Approved a Type II Variance Request (with conditions) with a vote of 7-1-0 ABN: to abandon the Gasoline Service and Auto Sales granted under Resolution Number R-1976-0494. Board Decision: Recommended Approval of a Development Order Abandonment with a vote of 8-0-0 DOA: 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). Board Decision: Recommended Approval of a Development Order Amendment with a vote of 8-0-0	7-1-0 8-0-0 8-0-0



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12. ZV/PDD/DOA/R-2015-0031 7 Hippocrates PUD/CLF Control#: 1987-00032	Hippocrates Health Institute of FL, Inc ZV: to eliminate the internal buffers between the Residential and Civic Pods; and to allow a reduced separation distance between buildings. Board Decision: Approved a Type II Variance (with conditions) with a vote of 8-0-0 PDD: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District. Board Decision: Recommended Approval of an Official Zoning Map Amendment for a Planned Development District. with a vote of 8-0-0 DOA: 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. Board Decision: Recommended Approval of a Development Order Amendment with a vote of 8-0-0 R: to allow an Assembly Non-profit Institutional. Board Decision: Recommended Approval of a Requested Use with a vote of 8-0-0	 8-0-0 8-0-0 8-0-0 8-0-0
13. ZV/Z/CA-2015-01456 Town and Country Feed and Supply Store Control#: 1974-00175	Checkerboard Acres Inc ZV: To adopt a resolution approving a Type II Variance to eliminate the limitations for exterior building finishes subject of the the Conditons of Approval as indicated in Exhibit C-1. Board Decision: Approved a Type II Variance (V-1 with conditions) with a vote of 8-0-0 ZV: To adopt a resolution denying the Type II Variances for elimination of the requirements for natural fence material within the perimeter buffers, 50% reduction of the required shrub rows and elimination of the wall requirement, fence located adjacent to property line in an incompatibility buffer, elimination of the location requirements for required trees and shrubs for a fence located in an incompatibility buffer. Board Decision: Approved a Type II Variance (V-2 to V-5 with conditions) with a vote of 8-0-0 Z: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District. Board Decision: Recommended Approval of a Class A Conditional Use with a vote of 8-0-0 CA: to allow Agricultural Sales and Service. Board Decision: Recommended Approval of an Official Zoning Map Amendment with a vote of 8-0-0	 8-0-0 8-0-0 8-0-0 8-0-0

COMMENTS - ZONING DIRECTOR

- 14. TITLE:** Voting of Chair and Vice Chair

- 15. TITLE:** Zoning Commission Annual Workshop

END OF RESULT LIST