



**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**AMENDMENTS TO THE AGENDA  
MARCH 27, 2014**

**AGENDA ITEM #  
(PAGE #)**

**APPLICATION/CHANGE**

**REGULAR AGENDA**

**AMENDMENTS AND ADDITIONS**

8.	(73-272)	DOA-2013-01057 (Control 1984-00152)	Boca Del Mar PUD
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**AMEND Staff Report to read as follows:**

**8) Changed Conditions or Circumstances.....**

In addition, a new public golf course, Osprey Pointe, located in the Burt Aaronson South 52 County Regional Park, and located in the western area of Boca Raton opened in 2010. The 53 current proposal to introduce a limited number of units on the course, while preserving open 54 space is an acceptable alternative use of the land. ~~The BDMIA has also put forth the use of 55 the course for a public park, and 202 units adjacent to the existing rental units, further 56 supporting that a golf course in this area does not have the necessary support of the 57 community.~~ Therefore, the Applicant is proposing to redevelop the golf course with a new 58 use for housing with open space.

**COMMENTS**

**PLANNING DIRECTOR**

**AMENDMENTS AND ADDITIONS**

1. Request for initiation of proposed Future Land Use Atlas amendment.

Summary: On January 28, 2014, the Board unanimously voted to transmit an amendment in Round 14-1 to revise the definition of Inland Logistics Center (ILC), to allow for ancillary uses to support the anticipated workforce for the industrial uses. A corresponding Future Land Use Atlas (FLUA) amendment is necessary to revise a condition of approval associated with the Industrial Future Land Use designation of the ILC site adopted by Ord. 2010-047, in order to allow the project to utilize the revised definition once adopted.

Staff recommends motion to approve: Initiation of a FLUA amendment for the ILC site.

***DELIVERED BY PLANNING STAFF TO COMMISSIONERS***



**Department of Planning,  
Zoning & Building**

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West Palm Beach, FL 33411-2741  
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**Palm Beach County  
Board of County  
Commissioners**

Priscilla A. Taylor, Mayor  
Paulette Burdick, Vice Mayor  
  
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**County Administrator**

Robert Weisman

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**TO:** The Honorable Priscilla Taylor, Mayor,  
Members of the Board of County Commissioners

**FROM:** Lorenzo Aghemo, Director *L.A.*  
Planning Division

**DATE:** March 24, 2014

**RE:** **Request for Initiation of Future Land Use Atlas Amendment**

**Item:** At the March 27th BCC Zoning Hearing, under the Planning Director's Comments, the Planning Division will be requesting that the Board initiate an amendment to a condition of approval associated with the Inland Logistics Center (ILC) future land use designation approved by the Board in 2010. The purpose of the amendment is to revise the ordinance number and date referenced in the condition of approval. The condition currently reads:

- 4. Uses allowed on the 849.86 acre site shall be limited to those contained in the definition of "Inland Logistics Center" adopted by the County on August 25, 2009, by Ordinance 2009-026, which amended the Introduction and Administration Element of the County's comprehensive plan.*

**Summary:** In 2010, the Board of County Commissioners adopted a future land use atlas amendment designating as Industrial an 850-acre site, located between Belle Glade and South Bay, proposed for an Inland Logistics Center. This amendment included several conditions of approval, including one limiting the allowable uses to those listed in the definition of ILC, to address concerns raised by the Florida Department of Environmental Protection about possible environmental impacts.

On January 28, 2014, the Board unanimously voted to transmit an amendment in Round 14-1 revising the definition of ILC, to allow for limited ancillary uses such as residential and commercial to support the anticipated industrial workforce. A corresponding Future Land Use Atlas (FLUA) amendment is now necessary to revise the condition of approval, to update the ordinance date and number, in order to allow the project to utilize the revised definition once adopted.

**Staff recommends motion to approve:** Initiation of a FLUA amendment for the ILC site, to revise the stated condition.

**C:** Verdenia Baker, Deputy County Administrator  
Rebecca Caldwell, Executive Director, PZ&B  
Robert Banks, Esq., Assistant County Attorney



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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**THURSDAY MARCH 27, 2014**

**9:30 A.M. 6<sup>TH</sup> FLOOR**

**JANE M. THOMPSON MEMORIAL CHAMBERS**

**CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication
- D. Swearing In
- E. Adoption of Agenda

**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  
BOARD OF COUNTY COMMISSIONERS**

**MARCH 27, 2014**

**CALL TO ORDER**

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer and Pledge of Allegiance
- C. Proof of Publication - Motion to receive and file
- D. Swearing In - County Attorney
- E. Motion to Adopt Agenda

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

- 1. **DOA-2013-01342** Title: a Development Order Amendment application of Buckeye Real Estate Investments LLC by Creech Engineers Inc., Agent. Request: to modify the Site Plan, add an access point, and modify a Conditions of Approval (Signage, Access).

General Location: Northwest corner of SR7/US441 and Palmetto Park Road. **(West Boca Square)** (Control 1980-00114)

Pages: 1 - 1

Project Manager: Carrie Rechenmacher

Size: 33.99 acres ±

BCC District: 5

Staff Recommendation: Staff recommends a postponement to May 22, 2014.

**MOTION:** To postpone to May 22, 2014.

- 2. **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 between 11:00 p.m. and 6:00 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 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 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: 2 - 2

Project Manager: Joyce Lawrence

Size: 7.00 acres ±

BCC District: 4

(affected area 0.22 acres ±)

Staff Recommendation: Staff recommends a postponement to April 24, 2014.

**MOTION:** To postpone to April 24, 2014.

**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. **Z/DOA-2013-02915** Title: an Official Zoning Map Amendment application of Wellington Preparatory School Property L, Wellington Preparatory School, LLC by Miller Land Planning, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District.  
Title: a Development Order Amendment of Wellington Preparatory School Property L, Wellington Preparatory School, LLC by Miller Land Planning, Agent. Request: to modify the Site Plan and add land area.  
General Location: North side of Lake Worth Road west of Lyons Road. **(Wellington Preparatory School)** (Control 1998-00012)

Pages: 3 - 30

Conditions of Approval (9 - 14)

Project Manager: Carol Glasser

Size: 4.11 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 42 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended approval of the Rezoning and Development Order Amendment votes of 9-0.

**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 Transitional (RT) Zoning District.

**MOTION:** To adopt a resolution approving a Development Order Amendment to modify the Site Plan and add land area subject to the Conditions of Approval as indicated in Exhibit C.

**F. CORRECTIVE RESOLUTIONS**

- 4. **CRB-2014-00233** Title: a Corrective Resolution application of Palm Beach County by Zoning Division, Agent. Request: to correct Planning Condition 1 contained in Resolution R-2007-1880, Application PDD-2006-00960.

General Location: Approximately 240 feet west of Jog Road on the south side of Woolbright Road. **(Woolbright Office Center)** (Control 2006-00305)

Pages: 31 - 32

Project Manager: Donna Adelsperger

Size: 3.60 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request.

**MOTION:** To adopt a resolution approving a Corrective Resolution to correct Planning Condition 1 contained in Resolution R-2007-1880, Application PDD-2006-00960.

- 5. **CRB-2014-00341** Title: a Corrective Resolution application of Westcap Corp Of Delaware, Palm Beach County by PLACE Planning & Design, Agent. Request: to correct the legal description contained in Resolution R-2014-0106, Application ZV/DOA-2013-02365.

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: 33 - 36

Project Manager: Roger Ramdeen

Size: 19.96 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request.

**MOTION:** To adopt a resolution approving a Corrective Resolution to correct the legal description contained in Resolution R-2014-0106, Application ZV/DOA-2013-02365.

**G. ABANDONMENTS**

- 6. **ZV/CB/ABN-2013-01845** Title: a Development Order Abandonment application of Jasmine Of Palm Beach Ltd by Land Design South Inc., Agent. Request: to abandon a Special Exception for a Gasoline Pump Island approved in Resolution R-1980-0377, Application 1980-00008.

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

Pages: 37 - 39

Project Manager: Roger Ramdeen

Size: 0.61 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the request.

Zoning Commission Recommendation: Approved Type II Variances and Class B Conditional Use; and, recommended approval of Abandonment with a vote of 9-0.

**MOTION:** To adopt a resolution approving of a Development Order Abandonment to abandon a Special Exception for a Gasoline Pump Island approved in Resolution 1980-0377, Application 1980-00008.

- 7. **ABN-2013-03103** Title: a Development Order Abandonment application of Management Physicians by Dunay Miskel Backman and Blattner LLP, Agent. Request: to abandon a Special Exception to allow a Financial Institution approved in Resolution R-1974-331, Application 1974-00027.

General Location: Located on the south side of Sandalfoot Boulevard and approximately 14 mile north of SW 18th Street. (**Coral Gables Federal Savings & Loan**) (Control 1974-00027)

Pages: 40 - 42

Project Manager: Donna Adelsperger

Size: 1.91 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request.

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon a Special Exception to allow a Financial Institution approved in Resolution R-1974-331, Application 1974-00027.

**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. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**

**G. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION**

**H. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

8. **ZV/ABN/DOA-2013-01347** Title: a Development Order Abandonment application of Boca Medical Plaza, LLC by RKB Architects Planners Inc., Agent. Request: to abandon the Special Exception for a Helipad approved in Resolutions R-80-1010, R-86-96 and R-86-98, Applications 1980-00108, 1980-00108(A) and 1980-00108(B).

Title: a Development Order Amendment of Boca Medical Plaza, LLC by RKB Architects Planners Inc., Agent. Request: to modify the Site Plan and add square footage.

General Location: Southwest corner of Powerline Road and Camino Real. **(Fountains Center aka Camino Real Centre)** (Control 1980-00108)

Pages: 43 - 72

Conditions of Approval (50 - 54)

Project Manager: Carol Glasser

Size: 14.60 acres ±

BCC District: 4

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the requests subject to 25 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved the Type II Variances with a vote of 8-1; and, recommended approval of the Development Order Abandonment and Development Order Amendment with votes of 9-0.

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon the Special Exception for a Helipad approved in Resolutions R-80-1010, R-86-96 and R-86-98, Applications 1980-00108, 1980-00108(A) and 1980-00108(B).

**MOTION:** To adopt a resolution approving a Development Order Amendment to modify the Site Plan and add square footage subject to the Conditions of Approval as indicated in Exhibit C-2.

- 9. **DOA-2013-01057** Title: a Development Order Amendment application of Mizner Trail Golf Club Ltd by Land Design South Inc., Agent. Request: to modify the Master Plan to re-designate land uses, add units, add access points and reconfigure the recreation area.

General Location: Generally located south of Camino Real; east of Powerline Road; west of Military Trail; and, north of SW 18th Street. More specifically, north and east sides of Canary Palm Drive; the east and west sides of Camino Del Mar; and northwest and southwest of Palm D'Oro Drive. **(Boca Del Mar PUD)** (Control 1984-00152)

Pages: 73 - 272

Conditions of Approval (111 - 119)

Project Manager: Wendy Hernandez

Size: 1,945.96 acres ±

BCC District: 4

(affected area 129.89 acres ±)

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the request subject to 51 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Approved the Development Order Amendment, as amended with a vote of 5-4.

**MOTION:** To adopt a resolution approving a Development Order Amendment to modify the Master Plan to re-designate land uses, add units, add access points and reconfigure the recreation area subject to the Conditions of Approval as indicated in Exhibit C.

**I. ZONING APPLICATIONS - NEW**

**J. ULDC AMENDMENTS**

**K. COMPREHENSIVE PLAN TEXT AMENDMENTS**

**L. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. DEPUTY COUNTY ADMINISTRATOR**

**F. COMMISSIONERS**

**ADJOURNMENT**