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**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**THURSDAY JANUARY 29, 2015**

**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**

**JANUARY 29, 2015**

**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**

**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**

1. [DOA/R-2014-00456](#) Title: a Development Order Amendment application of Vertex Development, LLC by Lauralee G. Westine P.A, Agent. Request: to reconfigure the Master Plan to add Requested Uses (Commerical Communication Tower).

Title: a Requested Use of Vertex Development, LLC by Lauralee G. Westine P.A, Agent. Request: to allow two (2) 124-foot Stealth (Flagpole) Communication Towers.

General Location: Tower 1 - Approximately 300 feet southeast of the intersection of the Florida's Turnpike and Yamato Road. Tower 2 - Approximately 150 feet northwest of the intersection of Jog Road and Boca West Drive. **(Boca Tower 1 and 2)** (Control 1985-00007)

Pages: 1 - 27

Conditions of Approval (6 - 9)

Project Manager: Joyce Lawrence

Size: 1,436.00 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1; 5 Conditions of Approval as indicated in Exhibit C-2; and 5 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Recommended Approval with votes of 8-0.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan to add a Requested Use (Commerical Communication Tower) subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Requested Use to allow one (1) 124-foot Stealth (Flagpole) Communication Tower (Tower 1) subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Requested Use to allow one (1) 124-foot Stealth (Flagpole) Communication Tower (Tower 2) subject to the Conditions of Approval as indicated in Exhibit C-3.

- 2. **EAC/ABN-2014-01888** Title: an Expedited Application Consideration application of Atlantis Investment Group LLC by Frogner Consulting LLC, Agent. Request: to delete all Conditions of Approval contained in Resolution R-2008-687.

Title: a Development Order Abandonment of Atlantis Investment Group LLC by Frogner Consulting LLC, Agent. Request: to abandon the Conditional Overlay Zone (COZ) granted under Resolution R-2008-687.

General Location: Southwest corner of Collier Road and Military Trail. **(Atlantis Reserve)** (Control 1991-00027)

Pages: 28 - 44

Conditions of Approval (32 - 35)

Project Manager: Donna Adelsperger

Size: 1.31 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving an Expedited Application Consideration to delete all Conditions of Approval contained in Resolution R-2008-687 as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Development Order Abandonment abandoning the Conditional Overlay Zone granted under Resolution R-2008-687.

**F. CORRECTIVE RESOLUTIONS**

**G. ABANDONMENTS**

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

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

- 3. [SCA-2014-00012](#) Title: Lantana Farms application of Lantana Farm Assoc Inc by Miller Land Planning, Agent. Request: To change the Future Land Use designation from Commercial Low (CL) to Medium Residential 5 (MR-5).

General Location: Southeast corner of Lantana Road and Florida Turnpike. (**Lantana Farms**) (Control 2003-00078)

Pages: 45 - 71

Project Manager: Jorge Perez-Gutierrez

Size: 3.01 acres ±

BCC District: 3

Staff Recommendation: Approval of the proposed amendment from Commercial Low (CL) to Medium Residential, 5 units per acre (MR-5).

Planning Commission Recommendation: Recommended adoption with a vote of 13-0.

**MOTION:** To adopt an ordinance approving the proposed amendment from Commercial Low (CL) to Medium Residential, 5 units per acre (MR-5).

4. **PDD/DOA-2014-00651** Title: an Official Zoning Map Amendment to a Planned Development District application of Lantana Farm Consultants, Inc by Jon E Schmidt & Associates, Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Residential Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment of Lantana Farm Consultants, Inc by Jon E Schmidt & Associates, Agent. Request: to reconfigure the Master Plan; add land area; add units; modify/delete Conditions of Approval (Engineering, Landscaping, Planned Unit Development, and Planning).

General Location: Southeast corner of Lantana Road and Florida's Turnpike. **(Lantana Farms PUD)** (Control 2003-00034)

Pages: 72 - 112

Conditions of Approval (79 - 95)

Project Manager: Joyce Lawrence

Size: 39.20 acres ±

BCC District: 3

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1 and 61 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended approval with a vote of 8-0.

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Residential Planned Unit Development (PUD) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan; add land area; add units; modify/delete Conditions of Approval (Engineering, Landscaping, Planned Unit Development, and Planning) subject to the Conditions of Approval as indicated in Exhibit C-2.

## H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

### I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

**J. ZONING APPLICATIONS - NEW**

5. [DOA-2014-01111](#) Title: a Development Order Amendment application of World Class Academy Inc by Jon E Schmidt & Associates, Agent. Request: to reconfigure the site plan; add square footage; add children; and, modify Conditions of Approval (Engineering; Use Limitation, and Landscaping).  
General Location: Southwest corner of Northlake Boulevard and Virginia Avenue. **(World Class Academy)** (Control 1998-00052)

Pages: 113 - 134

Conditions of Approval (119 - 122)

Project Manager: Carrie Rechenmacher

Size: 2.13 acres  $\pm$

BCC District: 1

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the request subject to 23 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval with a vote of 8-0.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the site plan; add square footage; add children; and, modify Conditions of Approval (Engineering; Use Limitation, and Landscaping) subject to the Conditions of Approval as indicated in Exhibit C.

**K. ULDC AMENDMENTS**

6. [TITLE: ADOPTION HEARING  
UNIFIED LAND DEVELOPMENT CODE \(ULDC\) AMENDMENT ROUND 2014-02](#)

Staff Recommendation: Staff recommends a motion to adopt an Ordinance of the Board of County Commissioners of Palm Beach County, Florida, amending the Unified Land Development Code, Ordinance 2003-067, as amended.

Pages: 135 - 172

**MOTION:** TO ADOPT AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: ARTICLE 1 - GENERAL PROVISIONS; CHAPTER F, NONCONFORMITIES; CHAPTER I, DEFINITIONS AND ACRONYMS; ARTICLE 2 - DEVELOPMENT REVIEW PROCEDURES; CHAPTER A, GENERAL; CHAPTER D, ADMINISTRATIVE PROCESS; CHAPTER G, DECISION MAKING BODIES; ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); ARTICLE 4 - USE REGULATIONS; CHAPTER B, SUPPLEMENTARY USE STANDARDS; CHAPTER C, COMMUNICATION TOWER, COMMERCIAL; ARTICLE 5 - SUPPLEMENTARY STANDARDS; CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER C, DESIGN STANDARDS; ARTICLE 7 - LANDSCAPING; CHAPTER D, GENERAL STANDARDS; ARTICLE 11 - SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS; CHAPTER A, GENERAL REQUIREMENTS; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

**L. COMPREHENSIVE PLAN TEXT AMENDMENTS**



**M. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

7. [Procedures for Conduct of Quasi Judicial Hearings.](#)

Staff Recommendation: Staff recommends a motion to adopt a Resolution of the Board of County Commissioners of Palm Beach County, Florida, amending Resolution No. R-2009-0512, the Palm Beach County Procedures for Conduct of Quasi Judicial Hearings.

Pages: 173 - 181

**MOTION:** TO ADOPT A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING RESOLUTION NO R-2009-0512, THE PALM BEACH COUNTY PROCEDURES FOR CONDUCT OF QUASI-JUDICIAL HEARINGS; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR SEVERABILITY.

**B. ZONING DIRECTOR**

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. DEPUTY COUNTY ADMINISTRATOR**

**F. COMMISSIONERS**

**ADJOURNMENT**