



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY MARCH 26, 2015

9:30 A.M. 6TH FLOOR

JANE M. THOMPSON MEMORIAL CHAMBERS

CALL TO ORDER

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

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
BOARD OF COUNTY COMMISSIONERS**

MARCH 26, 2015

CALL TO ORDER

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer and Pledge of Allegiance
- C. Notice

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Mayor, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

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. Swearing In - County Attorney
- F. Motion to Adopt Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. [DOA/R-2014-01619](#) Title: a Development Order Amendment application of Donna Klein Jewish Academy, Inc. by Land Design South Inc., Agent. Request: to modify the Master Site Plan, add square footage, and add a Requested Use.
Title: a Requested Use of Donna Klein Jewish Academy, Inc. by Land Design South Inc., Agent. Request: to allow an Elementary or Secondary School, (Charter School).
General Location: North of Happy Hollow Road, west of Lyons Road. **(Delray Marketplace - Happy Hollow Charter School)** (Control 2004-00616)

Pages: 1 - 1

Project Manager: Osniel Leon

Size: 23.51 acres ±

BCC District: 5

Staff Recommendation: Staff recommends a postponement to Thursday April 23, 2015.

Zoning Commission Recommendation: Postponed the request with a vote of 8-0.

MOTION: To postpone to Thursday April 23, 2015.

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

- 2. [CB/ABN-2014-02317](#) Title: a Development Order Abandonment application of Little Red School House Early by Miller Land Planning, Agent. Request: to abandon Special Exception to allow a recreational facility granted under Resolution R-1983-0375 and to abandon a Development Order Amendment which allowed the relocation of an existing driveway; modify the parking lot; and amend a Condition of Approval (Engineering) granted under Resolution R-2014-0108.

General Location: 1,200 feet north of Hypoluxo Road on the west side of Military Trail. **(Little Red School House Early Learning Center)** (Control 1983-00003)

Pages: 2 - 23

Conditions of Approval (7 - 9)

Project Manager: Melissa Matos

Size: 2.31 acres ±

BCC District: 3

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

Zoning Commission Recommendation: Approved the request for a Class B Conditional Use and recommended approval of the abandonment with votes of 8-0.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon Special Exception to allow a recreational facility granted under Resolution R-1983-0375 and to abandon a Development Order Amendment which allowed the relocation of an existing driveway; modify the parking lot; and amend a Condition of Approval (Engineering) granted under Resolution R-2014-0108 subject to the Condition of Approval as indicated in Exhibit C-2.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

H. OTHER ITEMS

3. [PCN-2015-00488](#) Property and Real Estate Management

Request: The Palm Meadows AGR PUD is located on the east side of Lyons Road between Hypoluxo Road and Boynton Beach Blvd. Pursuant to the County's Unified Land Development Code the developer is required to provide a 3.5 acre public civic site. The petitioner has proposed to provide cash in lieu of providing the land area. The developer provided three appraisals valuing the site at \$760,000, \$737,000 and \$603,750, which averages out to \$700,250 (\$200,071/acre). Given this wide range of site appraisal valuations, Staff and the developer have agreed to use the per acre purchase price paid by the developer for the overall PUD (\$210,574/acre) to calculate the cash out price of \$737,000 (rounded). This value exceeds the average of the 3 appraisals. (Palm Meadows AGR PUD) (Control No. 2006-00099 / Application PDD-2007-02023)

Staff Recommendation: Staff recommends the BCC approve the Palm Meadows AGR PUD 3.5 acre civic site cash-out in the amount of \$737,000, and the funds be allocated to the General Government Civic account (3800-800-3043-2540) for future appropriation toward public facilities in the general area.

Pages: 24 - 26

Project Manager: Ross C. Hering

BCC District: 05

MOTION: To approve the Palm Meadows AGR PUD 3.5 acre civic site cash-out in the amount of \$737,000 and the funds be allocated to the General Government Civic account (3800-800-3043-2540) for future appropriation toward public facilities in the general area.

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

H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

4. [Z/CA-2014-01129](#) Title: an Official Zoning Map Amendment application of Dale Hedrick, Hedrick 33, LLC - Cathleen T Burk by Land Design South Inc., Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Residential Single-family (RS) Zoning District.
Title: a Class A Conditional Use of Dale Hedrick, Hedrick 33, LLC - Cathleen T Burk by Land Design South Inc., Agent. Request: to allow Zero Lot Line homes.
General Location: East side of Jog Road, between Belvedere Road and Southern Boulevard. (**Hedrick Property**) (Control 2005-00347)

Pages: 27 - 58

Conditions of Approval (36 - 40)

Project Manager: Joyce Lawrence

Size: 9.24 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to a Conditional Overlay Zone (COZ) and 7 Conditions of Approval as indicated in Exhibit C-1; and 15 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended approval of the requests with votes of 8-0.

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 Single-family (RS) Zoning District subject to a Conditional Overlay Zone (COZ) and the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow Zero Lot Line homes subject to the Conditions of Approval as indicated in Exhibit C-2.

J. ZONING APPLICATIONS - NEW

- 5. [W/DOA-2014-02325](#) Title: a Development Order Amendment application of G. L. Homes of Boca Raton Assoc. V, Ltd. by G.L. Homes, Agent. Request: to reconfigure the Master Plan, add units, and modify and delete Conditions of Approval (Engineering and Planned Unit Development).

General Location: Terminus of Coral Ridge Drive. **(Collier PUD)** (Control 2004-00015)

Pages: 59 - 88

Conditions of Approval (67 - 77)

Project Manager: Carrie Rechenmacher

Size: 44.28 acres ±

BCC District: 5

DISCLOSURE

Staff Recommendation: Staff recommends approval subject to 38 Conditions of Approval as indicated in Exhibit C.

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

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

K. ULDC AMENDMENTS

L. COMPREHENSIVE PLAN TEXT AMENDMENTS

M. 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