



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

**THURSDAY SEPTEMBER 4, 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/](http://www.pbcgov.com/pzb/)

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



**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**

**SEPTEMBER 4, 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 Tuesday, September 30, 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**

1. [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 1 - 1

Project Manager: Donna Adelsperger

Size: 14.42 acres ±

BCC District: 2

Staff Recommendation: Staff recommends a postponement to Thursday, October 2, 2014.

**MOTION:** To postpone to Thursday, October 2, 2014.

**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**

2. **ZV/CA-2014-00665** Title: a Type II Variance application of West Palm Beach Plaza LLC by Urban Design Kilday Studios, Agent. Request: to allow an increase in the number of canopy signs per station; to allow an increase in height for a canopy sign; and to allow a ground mounted freestanding sign on a property line with no frontage.

Title: a Class A Conditional Use application of West Palm Beach Plaza LLC by Urban Design Kilday Studios, Agent. Request: to allow a Convenience Store with gas sales and to allow a Type I Restaurant.

General Location: Southwest corner of Florida Mango Road/Airport Access Road and Belvedere Road. **(PBIA Travel Plaza)** (Control 1982-00190)

Pages 2 - 39

Conditions of Approval Pages (9 - 12)

Project Manager: Roger Ramdeen

Size: 3.50 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 9 Conditions of Approval as indicated in Exhibit C-1 and 13 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Type II Variance to allow an increase in the number of canopy signs per station; to allow an increase in height for a canopy sign; and to allow a ground mounted freestanding sign on a property line with no frontage subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Convenience Store with gas sales and to allow a Type I Restaurant subject to the Conditions of Approval as indicated in Exhibit C-2.

3. **ABN/ZV/PDD/DOA/R-2013-02361** Title: a Development Order Abandonment application of Palm Beach Marketplace Llc by Cotleur & Hearing Inc., Agent. Request: to abandon Resolution ZR-2013-016.
- Title: A Type II Concurrent Variance application of Palm Beach Marketplace Llc by Cotleur & Hearing Inc., Agent. Request: to allow an increase in setback from the Build-to-line; a reduction of the percentage of Building Frontage; to allow an increase in height and sign area for an Outparcel Sign; to allow an additional Freestanding sign; and, to allow a reduction in width of the foundation plantings for Buildings 4 and 5.
- Title: an Official Zoning Map Amendment to a Planned Development District application of Palm Beach Marketplace Llc by Cotleur & Hearing Inc., Agent. Request: to allow rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
- Title: a Development Order Amendment application of Palm Beach Marketplace Llc by Cotleur & Hearing Inc., Agent. Request: to modify the Site Plan; and, add land area, square footage, and uses.
- Title: a Requested Use application of Palm Beach Marketplace Llc by Cotleur & Hearing Inc., Agent. Request: to allow a Hotel, a General Daycare; and, a Type I Restaurant.
- General Location: South side of Okeechobee Road, starting approximately 400 feet west of the I-95 interchange, and located generally east of Frank Street. **(Palm Beach Market Place)** (Control 1988-00029)

Pages 40 - 94

Conditions of Approval Pages (51 - 56)

Project Manager: Carrie Rechenmacher

Size: 10.18 acres ±

BCC District: 2

Staff Recommendation: Staff Recommends approval of the requests subject to 6 Conditions of Approval as indicated in Exhibit C-1 and to 27 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Development Order Abandonment of Resolution ZR-2013-016.

**MOTION:** To adopt a resolution approving a Type II Variance to allow an increase in setback from the Build-to-line; a reduction of the percentage of Building Frontage; to allow an increase in height and sign area for an Outparcel Sign; to allow an additional Freestanding sign; and, to allow a reduction in width of the foundation plantings for Buildings 4 and 5 subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to a Planned Development District to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

**MOTION:** To recommend approval of a Development Order Amendment to modify the Site Plan; and, add land area, square footage, and uses subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Requested Use to allow a Hotel, a General Daycare; and, a Type I Restaurant.

**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**
- D. ZONING APPLICATIONS - NEW**

4. **ZV-2014-00911** Title: a Type II Variance application of Party City - Trista Baker by Dunay Miskel Backman and Blattner LLP, Agent. Request: to allow an increase in sign area for a wall sign.  
General Location: Southeast corner of Okeechobee Boulevard and Military Trail.  
**(Party City)** (Control 1977-00133)

Pages 95 - 121

Conditions of Approval Pages (100 - 100)

Project Manager: Melissa Matos

Size: 42.80 acres ±

BCC District: 7

Staff Recommendation: Staff recommends denial of the request.

**MOTION:** To adopt a resolution denying Type II Variances to allow an increase in sign area for a wall sign.

- 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**