



**ZONING COMMISSION
ZONING HEARING**

**AMENDMENTS TO THE AGENDA
JANUARY 6, 2017**

AGENDA

<u>ITEM #</u>	<u>PAGE #</u>	<u>APPLICATION AND CONTROL #S</u>	<u>APPLICATION NAME</u>
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SUBDIVISION VARIANCE SD-159 MENG

This item will be considered at the February 2, 2017 Zoning Commission due to the application request not being legally advertised.

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

2.	(47-129)	ZV/ABN/DOA/R-2015-01924 (1992-00017)	Calvary Chapel Church of Jupiter
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To be postponed to February 2, 2017.

CONSENT AGENDA

D. ZONING APPLICATIONS – NEW

1.	(1-46)	ZC/ABN/DOA/CA-2016-00423 (1992-00009)	Young Israel of Boca Raton
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AMEND All Petitions Condition 1 and 2 of Exhibit C-1 to read as follows:

1. The approved Preliminary Site Plan is dated November 10, 2016 and the Parking Demand Study dated ~~06/27/2016~~ June 27, 2016. Modifications...

2. Prior to the submittal for Final Approval by the Development Review Officer, the approved Variance(s) shall be shown on the Final Site Plan. (DRO: ZONING - Zoning)

ADD Architectural Review Condition 1 of Exhibit C-2 to read as follows:

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Place of Worship for Phase 1 shall be submitted for final review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC) and shall be generally consistent with the Architectural Elevations dated July 25, 2016. Development shall be consistent with the approved Architectural Elevations, the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (DRO: ZONING - Zoning)

AMEND Architectural Review Condition 1 of Exhibit C-3 to read as follows:

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Private School for Phase 1 shall be ...

AMEND Architectural Review Condition 1 of Exhibit C-4 to read as follows:

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the College or University for Phase 1 shall be ...

DELETE Architectural Review Condition 2 of Exhibit C-4.



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

FRIDAY JANUARY 6, 2017

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. Notice
- E. Proof of Publication
- F. Adoption of the Minutes
- G. Swearing In
- H. Disclosures

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 ZONING COMMISSION

JANUARY 6, 2017

CALL TO ORDER

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, and Pledge of Allegiance
- 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 takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on accepting, rejecting, or modifying the recommendations of staff regarding other requests. 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 Thursday, January 26, 2017 to take final action on the applications listed below regarding Official Zoning Map Amendments (rezoning), Class A Conditional Uses, Requested Uses, Planned Developments, Development Order Amendments, Waiver Requests and Administrative Inquiries.

- D. 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 Chair, 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.

- E. Proof of Publication - Motion to receive and file.
- F. Adoption of the Minutes
- G. Swearing In - County Attorney
- H. Disclosures

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. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS - NEW

- 1. [ZV/ABN/DOA/CA-2016-00423](#) Title: a Type II Variance application of Young Israel of Boca Raton Inc by Wantman Group Inc., Agent. Request: to allow a reduction in the number of parking spaces.
Title: a Development Order Abandonment application of Young Israel of Boca Raton Inc by Wantman Group Inc., Agent. Request: to abandon a Place of Worship and a General Day Care.
Title: a Class A Conditional Use application of Young Israel of Boca Raton Inc by Wantman Group Inc., Agent. Request: to allow a Place of Worship; an Elementary or Secondary School (Private School); and, a College or University.
General Location: Approximately 1,015 feet west of Powerline Road, on the south side of Palmetto Circle North. **(Young Israel of Boca Raton)** (Control 1993-00009)

Pages 1 - 46

Conditions of Approval Pages (8 - 17)

Project Manager: Adam Mendenhall

Size: 3.50 acres ±

BCC District: 4

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1; 15 Conditions of Approval as indicated in C-2, 16 Conditions of Approval as indicated in C-3; and 16 Conditions of Approval as indicated in C-4.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in the number of parking spaces subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution for a Development Order Abandonment to abandon a Place of Worship and a General Day Care.

MOTION: To recommend approval of a Class A Conditional Use to allow a Place of Worship subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Class A Conditional Use to allow an Elementary or Secondary School (Private School) subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of a Class A Conditional Use to allow an College or University subject to the Conditions of Approval as indicated in Exhibit C-4.

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

2. **ZV/ABN/DOA/R-2015-01924** Title: a Type II Variance application of Calvary Chapel of Jupiter Inc by Cotleur & Hearing Inc., Agent. Request: to reduce the width of a Type 3 Incompatibility buffer and eliminate the wall.

Title: a Development Order Abandonment application of Calvary Chapel of Jupiter Inc by Cotleur & Hearing Inc., Agent. Request: to abandon a Water and Wastewater Treatment Facility.

Title: a Development Order Amendment application of Calvary Chapel of Jupiter Inc by Cotleur & Hearing Inc., Agent. Request: to reconfigure the Site Plan; relocate and add square footage; and, modify and delete Conditions of Approval (All Petition, Architectural Review, Engineering, Landscape, Parking, Signs, Site Design, Use Limitations, and Health).

General Location: Southwest corner of Jupiter Farms Road and Indiantown Road. **(Calvary Chapel Church of Jupiter)** (Control 1992-00017)

Pages 47 - 129

Conditions of Approval Pages (57 - 82)

Project Manager: Carlos Torres

Size: 37.93 acres ±

BCC District: 1

(affected area 6.82 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1; and 115 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Type II Variance to reduce the width of a Type 3 Incompatibility buffer and eliminate the wall subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of the Development Order Abandonment to abandon a Water and Wastewater Treatment Facility.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan; relocate and add square footage; and, modify and delete Conditions of Approval (All Petition, Architectural Review, Engineering, Landscape, Parking, Signs, Site Design, Use Limitations, and Health) subject to the Conditions of Approval as indicated in Exhibit C-2.

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