



**ZONING COMMISSION  
 ZONING HEARING**

**AMENDMENTS TO THE AGENDA  
SEPTEMBER 5, 2019**

**AGENDA**

<u>ITEM #</u>	<u>PAGE #</u>	<u>APPLICATION AND CONTROL #S</u>	<u>APPLICATION NAME</u>
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**CONSENT AGENDA**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

1. (7)	DOA/CB-2018-02126 (1985-00175)	Vertical Bridge Stealth Tower
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**AMEND** Environmental Condition 1, of Exhibit C-1, to read as follows:

1. Prior to Final Approval by the Development Review Officer, and pursuant to the requirements of ULDC Art. 14.C, all prohibited exotic vegetation must be removed from the property. ERM may approve a phased removal of the vegetation provided a schedule for the removal in phases is approved by ERM and a Phase Line is placed on the site plan prior to the Final Approval by the Development Review Officer. ~~(DRO: ERM-ERM)~~ (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)



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

**THURSDAY SEPTEMBER 5, 2019**

**9:00 A.M.**

**Vista Center, Ken Rogers Hearing Room, VC-1W-47  
2300 N Jog Rd, West Palm Beach, 33411**

**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. Amendments to the Agenda
- I. Motion to Adopt the Agenda
- J. 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 5, 2019**

**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 Rd, West Palm Beach, 33411, 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 in the 6th Floor, Jane Thompson Memorial Chambers, 301 N Olive Ave, West Palm Beach, 33401, at 9:30 A.M. on Thursday, September 26, 2019 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. Amendments to the Agenda
- I. Motion to Adopt the Agenda
- J. 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**

1. [DOA/CB-2018-02126](#) Title: a Development Order Amendment application of CWA Union Bldg Inc Local 3112, Vertical Bridge Development, LLC - Dan Marinberg by Schmidt Nichols, Agent. Request: to reconfigure the Site Plan; reduce square footage; eliminate a soft ball field; and, reduce the number of parking spaces.  
Title: a Class B Conditional Use application of CWA Union Bldg Inc Local 3112, Vertical Bridge Development, LLC - Dan Marinberg by Schmidt Nichols, Agent. Request: to allow a Stealth Tower between 125 and 200 feet in height.  
General Location: East side of First Street, approximately 0.5 miles north of Southern Boulevard. **(Vertical Bridge Stealth Tower)** (Control 1985-00175)

Pages 1 - 35

Conditions of Approval Pages (7 - 9)

Project Manager: Carolina Valera

Size: 4.88 acres ±

BCC District: 2

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

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan; reduce square footage; eliminate a soft ball field; and, reduce the number of parking spaces subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Class B Conditional Use to allow a Stealth Tower between 125 and 200 feet in height subject to the Conditions of Approval as indicated in Exhibit C-2.

**D. ZONING APPLICATIONS - NEW**

2. [ZV-2019-00158](#) Title: Type 2 Variance application of Holy Church Of Grace by Land Research Management Inc., Agent. Request: to reduce: lot size and depth; front, side and rear setbacks; dumpster setback; number of parking spaces; and, the width of the Incompatibility Buffer, landscape island, and foundation planting.  
General Location: Southwest corner of Military Trail and Acacia Lane, approximately 450 feet north of Purdy Lane. **(Holy Church of Grace)** (Control 1979-00156)

Pages 36 - 68

Conditions of Approval Pages (42 - 43)

Project Manager: Carolina Valera

Size: 0.49 acres ±

BCC District: 2

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

**MOTION:** To adopt a resolution approving a Type 2 Variance to reduce: lot size and depth; front, side and rear setbacks; dumpster setback; number of parking spaces; and, the width of the Incompatibility Buffer, landscape island, and foundation planting subject to the Conditions of Approval as indicated in Exhibit C.

3. [ABN/CA-2018-02106](#) Title: a Development Order Abandonment application of Trikon Northlake, LLC by Insite Studio, Agent. Request: to abandon the Special Exception allowing a Financial Institution with five Drive-Up Teller units.  
Title: a Class A Conditional Use application of Trikon Northlake, LLC by Insite Studio, Agent. Request: to allow a Type 1 Restaurant with a drive-thru.  
General Location: On the north side of Northlake Boulevard (Blvd), approximately 630 feet west of MacArthur Blvd. (**Trikon Northlake**) (Control 1986-00070)

Pages 69 - 87

Conditions of Approval Pages (75 - 77)

Project Manager: Carrie Rechenmacher

Size: 2.77 acres ±

BCC District: 1

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

**MOTION:** To recommend approval of a Development Order Abandonment to abandon the Special Exception allowing a Financial Institution with five Drive-Up Teller units.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Type 1 Restaurant with a drive-thru subject to Conditions of Approval as indicated in Exhibit C.

**E. CORRECTIVE RESOLUTIONS**

**F. ABANDONMENTS**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

- A. ITEMS PULLED FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**
- 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**