



**BOARD OF COUNTY COMMISSION  
 ZONING MEETING**

**AMENDMENTS TO THE AGENDA  
FEBRUARY 25, 2016**

Agenda

Item #      PAGE #      Application and Control #s      Application Name

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

4.            (67-105)      **ZV/DOA/CA-2015-01038**                                      **APEC-Haverhill**  
 (Control 2006-00522)

**MOTION:** To postpone to Thursday, March 24, 2016.

**CONSENT AGENDA**

**E. ZONING APPLICATIONS - NEW**

1.            (16)                      **ZV/DOA-2015-02172**                                      **Manheim Auto Auction**  
 (Control 2005-00641)

**DELETE** Parking – Condition 2 of Exhibit C-2.

**REGULAR AGENDA**

**K. ULDC AMENDMENTS**

5.            (106 – 116)      **REQUEST FOR PERMISSION TO ADVERTISE UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2016-01**

**AMEND** Exhibit A, Electronic Changeable Copy Message Sign Pilot Program, Part 4, Page 112, line 12, as follows:

**Table 8.G.3.B, Electronic Message Sign Types and Approval Process**

Sign Type	Permitted Content	Approval Process
<b>Type 1 !</b>	At regional facilities, facilities with serial performances, and, specialized attractions that, by their operating characteristics, have unique sign requirements	Class A Conditional Use or Requested Use approval (1)
<b>Type 2</b>	<a href="#">Electronic Changeable Copy Message Sign (PRA Pilot Program)</a>	<a href="#">Building Permit</a> <a href="#">DRO</a>
<b>Type 3 !!</b>	Time and temperature	Building Permit
<b>Type 3 !!</b>	Fuel prices	DRO
<b>Type 3 !!</b>	Informational signs within residential Planned Unit Development (PUD)	DRO
[Ord. 2010-022] [Ord. 2014-025] [Ord. 2015-031]		
<b>Notes:</b>		
1. Unless exempt under Article 8.B, EXEMPTIONS.		

6. (121) Initiation of ULDC Amendment Round 2016-01

AMEND Attachment 1, Initiation-ULDC Amendment Round 2016-01, Page 121, to remove Agricultural Recycling:

Privately Initiated Amendments (may be processed out of Round)				
Indian Trails Grove Planned Unit Development (PUD) application of Palm Beach West Associates I, LLLP, by UDKS, agent.	Zoning	Submitted July 15, 2015 (applicant postponed): Code amendments necessary for consistency with proposed Comprehensive Plan amendments, and as otherwise needed to accommodate proposed development within new RR 1.25 future land use designation.	1	1
Commercial Communication Towers - Wireless Attachments application of Florida Power & Light (FPL)	Zoning	Submitted October 28, 2015: Expand upon existing provisions allowing for cellular equipment to be attached to structures, to clarify applicability to FPL transmission lines and substation structures.	1	1
Agricultural Recycling by Land Research Management, Inc, agent.	Zoning	<del>October 22, 2015 BCC direction to work with Commissioner McKinlay's office to develop a holistic long term solution to the equestrian waste issue. Establish new Agricultural Recycling use, primarily limited to recycling of used equestrian bedding (straw, wood chips, etc.) and associated processing of manure waste, within certain Agricultural zoning districts.</del>	PENDING	PENDING



---

**BOARD OF COUNTY COMMISSIONERS  
ZONING MEETING**

**THURSDAY FEBRUARY 25, 2016**

**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. 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/](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**

**FEBRUARY 25, 2016**

**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**

**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. [ZV/DOA-2015-02172](#) Title: a Development Order Amendment application of Manheim Remarketing Inc, JMC IV Real Estate Company by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan, reduce square footage; relocate access points; eliminate public access to Benoist Farms Road; modify/delete Conditions of Approval (Signs, Architectural Review, Engineering, Landscape, Site Design, and Utilities); and to restart the date of commencement of the development.

General Location: North of Southern Boulevard on the east side of Sansbury's Way. **(Manheim Auto Auction)** (Control 2005-00641)

Pages: 1 - 34

Conditions of Approval (10 - 17)

Project Manager: Joyce Lawrence

Size: 91.59 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 36 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) with a vote of 8-0-0

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 8-0-0

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan, reduce square footage; relocate access points; eliminate public access to Benoist Farms Road; modify/delete Conditions of Approval (Signs, Architectural Review, Engineering, Landscape, Site Design, and Utilities); and to restart the date of commencement of the development subject to the Conditions of Approval as indicated in Exhibit C-2.

- 2. [DOA/CB-2015-02154](#) Title: a Development Order Amendment application of Boynton Beach Community Church Inc by Wantman Group Inc., Agent. Request: to modify Conditions of Approval (Engineering).

General Location: Approximately 0.5 mile east of State Road 7 on the north side of Boynton Beach Boulevard. **(Boynton Beach Community Church)** (Control 2007-00010)

Pages: 35 - 59

Conditions of Approval (40 - 46)

Project Manager: Diego Penalosa

Size: 9.22 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 28 Conditions of Approval as indicated in Exhibit C-1.

Zoning Commission Recommendation: Recommended Approval of a Class B Conditional Use with a vote of 7-0-1

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 7-0-1

**MOTION:** To adopt a resolution approving a Development Order Amendment to modify Conditions of Approval (Engineering) subject to the Conditions of Approval as indicated in Exhibit C-1.

**F. CORRECTIVE RESOLUTIONS**

**G. ABANDONMENTS**

**H. OTHER ITEMS**

- 3. [PCN-2016-00204](#) Title: application of K. Hovnanian Reynolds Ranch, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: Termination of Declaration of Restrictions.

General Location: Approximately 1.8 miles south of Indiantown Road on the west side of Jupiter Farms Road. **(Reynolds Ranch PUD)** (Control 1974-00175)

Pages: 60 - 66

Project Manager: Jon MacGillis

Size: 152.93 acres ±

BCC District: 1

Staff Recommendation: To approve the Termination of Declaration of Restrictions.

**MOTION:** To approve the Termination of Declaration of Restrictions.

**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**



**J. ZONING APPLICATIONS - NEW**

4. [ZV/DOA/CA-2015-01038](#) Title: a Development Order Amendment application of Dolphin Stations LLC by Infinity Engineering Group LLC, Agent. Request: to reconfigure the Site Plan; add a Conditional Use; add and delete square footage; eliminate an access point; modify Conditions of Approval (Engineering, Landscaping, Health and Use Limitations).

Title: a Class A Conditional Use of Dolphin Stations LLC by Infinity Engineering Group LLC, Agent. Request: to allow a Type I Restaurant with a drive-through.

General Location: Southwest corner of Haverhill Road and Wallis Road. (APEC-Haverhill) (Control 2006-00522)

Pages: 67 - 105

Conditions of Approval (77 - 88)

Project Manager: Carrie Rechenmacher

Size: 2.20 acres ±

BCC District: 2

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the Development Order Amendments subject to 28 Conditions of Approval as indicated in Exhibit C-2 (Conditional Overlay Zone) and 11 Conditions of Approval as indicated in Exhibit C-3 (Convenience Store with Gas Sales).

Staff recommends denial of the Class A Conditional use for a Type I Restaurant with a drive-through.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use with a vote of 8-0-0

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) with a vote of 8-0-0

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment with a vote of 8-0-0

**MOTION:** To adopt a resolution approving the Development Order Amendments to reconfigure the Site Plan; add a Conditional Use; add and delete square footage; eliminate an access point; and to modify Conditions of Approval (Engineering, Landscaping, Health and Use Limitations) subject to the Conditions of Approval as indicated in Exhibit C-2 (Conditional Overlay Zone) and Exhibit C-3 (Convenience Store with Gas Sales).

**MOTION:** To adopt a resolution denying a Class A Conditional Use to allow a Type I Restaurant with a drive-through.

**K. ULDC AMENDMENTS**

5. Title: REQUEST FOR PERMISSION TO ADVERTISE UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT - ELECTRONIC CHANGEABLE COPY MESSAGE SIGN PILOT PROGRAM

Pages: 106 - 116

Staff Recommendation: Staff recommends a motion to approve on preliminary reading and advertise for Adoption on March 24, 2016.

**MOTION:** MOTION: To approve on preliminary reading and advertise for Adoption on March 24, 2016: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, TO ESTABLISH AN ELECTRONIC CHANGEABLE COPY MESSAGE SIGN PILOT PROGRAM WITHIN THE PRIORITY REDEVELOPMENT AREA OF THE URBAN REDEVELOPMENT AREA OVERLAY, AS FOLLOWS: ARTICLE 2, DEVELOPMENT REVIEW PROCEDURES: CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS; ARTICLE 3, OVERLAYS AND ZONING DISTRICTS: CHAPTER B, OVERLAYS; ARTICLE 8, SIGNAGE: CHAPTER C, PROHIBITIONS; CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; 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.

6. [Title: Initiation of ULDC Amendment Round 2016-01](#)

Pages: 117 - 121

Staff Recommendation: Staff recommends a motion to approve Initiation of ULDC Amendment Round 2016-01

**MOTION:** To approve Initiation of ULDC Amendment Round 2016-01

**L. COMPREHENSIVE PLAN TEXT AMENDMENTS**

**M. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

7. [Title: Agriculture Recycling \(Equestrian Waste\)](#) in the Agricultural Residential (AR) and Agricultural Production (AP) Districts  
Staff will submit this memo under separate cover to the Commissioners.  
Pages:

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. DEPUTY COUNTY ADMINISTRATOR**

**F. COMMISSIONERS**

**ADJOURNMENT**