



**BOARD OF COUNTY COMMISSION
ZONING MEETING**

**AMENDMENTS TO THE AGENDA
MAY 26, 2016**

Agenda

<u>Item #</u>	<u>PAGE #</u>	<u>Application and Control #s</u>	<u>Application Name</u>
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REGULAR AGENDA

J. ZONING APPLICATIONS - NEW

3.	(58-60)	Z/DOA-2015-02523 (Control 1975-00168)	Els Center for Excellence
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AMEND Engineering Condition 8 of Exhibit C-2 to read as follows:

8. Prior to recordation of the plat, the Property Owner shall abandon or release, and relocate as necessary, the 30ft right of way ~~ROW~~ along the north property line, or as otherwise required by the County Attorney's Office and the County Engineer.

AMEND Use Limitations Condition 3 of Exhibit C-2 to read as follows:

3. The secondary driveway access shall be limited to temporary construction access, large events such as graduation, emergency medical and service vehicles only. (ONGOING: ZONING - Zoning)

4.	(83)	DOA-2015-02347 (Control 1995-00063)	Costco at Boca Congress Center
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AMEND Engineering Condition 16 of Exhibit C-1, to read as follows:

16. Prior to the issuance of a building permit..., or release, and relocate as necessary, the...



**BOARD OF COUNTY COMMISSIONERS
ZONING MEETING**

THURSDAY MAY 26, 2016
10:30 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. Amendments to the Agenda
- G. Motion to Adopt the 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**

MAY 26, 2016

CALL TO ORDER

- A. Roll Call - 10:30 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. Amendments to the Agenda
- G. Motion to Adopt the Agenda

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. [DOA-2015-01719](#) Title: a Development Order Amendment application of Boca Lago Country Club, Inc by Wantman Group Inc., Agent. Request: to reconfigure the Master Plan, and modify and delete Conditions of Approval (Planned Unit Development and Planning).

General Location: North of Palmetto Park Road and Lyons Road. **(Boca Lago PUD)**
(Control 1973-00036)

Pages: 1 - 1

Project Manager: Joyce Lawrence

Size: 546.50 acres ±

BCC District: 5

(affected area 23.30 acres ±)

Staff Recommendation: Staff recommends a postponement to the June 23, 2016 Board of County Commission Hearing.

Zoning Commission Recommendation: Postponed to the June 02, 2016 Zoning Commission Hearing with a vote of 7-0-1

MOTION: To postpone to the June 23, 2016 Board of County Commission Hearing.

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/CA-2015-02340](#) Title: a Class A Conditional Use application of Congregation Cheva Kadisha Inc. by Miller Land Planning, Agent. Request: to allow a Place of Worship.

General Location: Southwest corner of Congress Avenue and Lantana Road. **(Chevra Kadisha Cemetery)** (Control 1979-00132)

Pages: 2 - 48

Conditions of Approval (8 - 14)

Project Manager: Yoan Machado

Size: 14.66 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to 19 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approved a Class B Conditional Use (Cemetery A) (with conditions) with a vote of 8-0-0

Zoning Commission Recommendation: Approved a Class B Conditional Use (Cemetery B) (with conditions) with a vote of 8-0-0

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

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Place of Worship subject to the Conditions of Approval as indicated in Exhibit C-3.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

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

3. [Z/DOA-2015-02523](#) Title: an Official Zoning Map Amendment application of Els For Autism Foundation Inc by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Residential High Density (RH) Zoning District to the Residential Single Family (RS) Zoning District.

Title: a Development Order Amendment of Els For Autism Foundation Inc by Cotleur & Hearing Inc., Agent. Request: to reconfigure the Site Plan, add land area, square footage, and an access point.

General Location: Approximately 1 mile north of Indiantown Road on the east side of Limestone Creek Road. **(Els Center for Excellence)** (Control 1975-00168)

Pages: 49 - 72

Conditions of Approval (56 - 60)

Project Manager: Joyce Lawrence

Size: 26.85 acres ±

BCC District: 1

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1 and 26 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval for an Official Zoning Map Amendment with a vote of 8-0-0

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Residential High Density (RH) Zoning District to the Residential Single Family (RS) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving the Development Order Amendment to reconfigure the Site Plan, add land area, square footage, and an access point subject to the Conditions of Approval as indicated in Exhibit C-2.

- 4. **DOA-2015-02347** Title: a Development Order Amendment application of Credit Brightstar, Costco Wholesale Corp by Dunay Miskel Backman and Blattner LLP, Agent. Request: to reconfigure the Site Plan, reduce square footage, add fueling positions and pumps, and modify Conditions of Approval (Engineering, Planned Development, Site Design and Use Limitations).

General Location: East side of Congress Avenue north of Clint Moore Road. **(Costco at Boca Congress Center)** (Control 1995-00063)

Pages: 73 - 112

Conditions of Approval (79 - 89)

Project Manager: Yoan Machado

Size: 27.77 acres ±

BCC District: 4

(affected area 6.39 acres ±)

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 54 Conditions of Approval as indicated in Exhibit C-1 and 9 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval for the 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, add fueling positions and pumps, and modify Conditions of Approval (Engineering, Planned Development, Site Design and Use Limitations) subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan, reduce square footage, add fueling positions and pumps, and modify Conditions of Approval (Use Limitations) subject to the Conditions of Approval as indicated in Exhibit C-2.

K. ULDC AMENDMENTS

L. COMPREHENSIVE PLAN TEXT AMENDMENTS

M. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

5. Title: [Use Regulations Project Update](#) - Transportations Uses

Pages: 113 - 123

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. ASSISTANT COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT