



**ZONING COMMISSION  
ZONING HEARING**

**AMENDMENTS TO THE AGENDA  
April 1, 2021**

**AGENDA**

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

**A. REQUESTS TO PULL ITEMS FROM CONSENT**

5.	(Agenda Page 4)	DOA-2019-02323 (Control No. 2016-00130)	West Atlantic Business Plaza
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(104)

**AMEND:** Site Design Condition 2, of Exhibit C as follows:

...

The maximum height for Buildings 3 and 4 shall not exceed ~~thirty-five (35)~~ twenty-nine and one half (29.5) feet, ~~excluding Height Exceptions pursuant to Art. 3.D.1.E.4. Height shall be measured based on the type of roof for the proposed structure as follows:~~

~~a. Flat roof – measure from the finished grade to the highest point of the building, excluding parapet; or,~~

~~b. Articulated or pitched roof, or articulated parapet – measure from the finished grade to the mid-point of the roof. Height shall be measured from finished grade to the highest point of the building or structure, which includes but is not limited to mechanical equipment, parapets and the roof.~~ (BLDGPMT: BUILDING DIVISION - Zoning)

**D. ZONING APPLICATIONS- NEW**

3.	(Agenda Page 3)	ZV/CA-2020-01844 (2019-00070)	Busch Wildlife Sanctuary
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**ADD** Engineering Condition 5 to Exhibit C-2, to read as follows:

5. Property Owner shall construct a minimum 8 foot wide asphalt pathway along the west side of Rocky Pines Road from Indiantown Road to the south property line, or as approved by the County Engineer. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. The sidewalk shall be completed prior to the issuance of the first certificate of occupancy. If approved by the County Engineer, the Property Owner may submit payment in lieu of construction in an amount approved by the County Engineer and the condition shall be considered satisfied.  
(BLDGPMT/CO: MONITORING - Engineering)

**D. ZONING APPLICATIONS- NEW**

10. (Agenda Page 7) ZV-2020-02072 Boca Raton Golf Course PUD – Unit Type Variance

See Exhibit A for Revised Findings for the above-noted Variance Application.

## REGULAR AGENDA

### C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

11. (Agenda Page 8) PDD/DOA-2020-00268 Tuscan Gardens of Delray Beach  
(2005-00506)

**MOTION:** To postpone to Thursday, May 6, 2021

## EXHIBIT A:

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Staff have revised responses to the Findings below. As noted in the Staff Report, there was ongoing Litigation with regards to a previously approved Communications Tower. Since the time of the drafting of that report, this Litigation has been completed in favor of the Applicant, and no appeals have been processed. As such, Staff have provided the following:

**FINDINGS: Type 2 Variance Standards:** When considering a Development Order application for a Type 2 Variance, the Zoning Commission shall consider Standards a through g listed under Article 2.B.7.E.6, Standards for Zoning or Subdivision Variance. The Standards and Staff Analyses are as indicated below. A Type 2 Variance that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved.

- a. ***Special conditions and circumstances exist that are peculiar to the parcel of land, building, or structure, that are not applicable to other parcels of land, structures, or buildings in the same district:***

**YES.** The Applicant is seeking to provide one residential housing type where the Code requires two. The purpose and intent of this code provision is to provide for a range of housing types within a PUD development, and abstain from monotonous and repetitious housing within a large-scale residential development. While the developer seeks one housing type, they will be providing a range of housing models. Conceptual model types have been provided in Exhibit F: Conceptual Model Types. Further, the Applicant has agreed to a Condition of Approval that will require the developer to build a minimum of twenty-five percent (25%) of lots at 62 feet in width, and a maximum of seventy-five percent (75%) of lots to be 50 feet in width (See Exhibit C, Conditions of Approval). These varied lot sizes will afford for a mix of Zero Lot Line housing types, which is the intent of the Code for Planned Unit Developments.

- b. ***Special circumstances and conditions do not result from the actions of the Applicant:***

**YES.** While the Applicant noted as part of their Justification Statement that previous litigation (which has since been completed) was part of their Justification for revising the overall development to one residential housing type, it should be noted that surrounding lands adjacent to the Golf Course also have one residential lot type (also Zero Lot Line homes), which includes Brentwood Estates to the north of the approved PUD, and Wedgewood development to the south west. The requested change from two residential housing types to one is consistent with surrounding development, and will continue to provide a wide range of housing in the form of Zero Lot Line Unit types.

- c. ***Granting the Variance shall not confer upon the Applicant any special privilege denied by the Plan and this Code to other parcels of land, buildings, or structures, in the same district:***

**YES.** The Applicant will be continuing to provide a mixture of housing types, albeit they will be all Zero Lot Line homes. As indicated in Standard A, the Applicant will be conditioned to provide a minimum of 25% of lots at 62 feet in width, and a maximum of 75% of lots will be 50 ft. in width. Per the Justification Statement provided, "requiring a minimum of 25% of the overall units built be 62' wide, the resulting product mix is more diverse than that required under the current Development Order. The current approved mix with both SF and ZLL lots is 502 ZLL units (89%) and 62 SF lots (11%). The proposed unit mix, assuming approval of the variance, is a maximum of 422 - 50' wide ZLL (or 75% of the units) and a minimum of 141 - 62' wide ZLL units (being 25% of the units)." The intent of the Table 3.E.2.E.1.a, Range of Housing, is to provide for a mixture of housing types so that all development is not the exact same. The Applicant will meet this requirement based on the Condition that they will be required to adhere to.

- d. ***Literal interpretation and enforcement of the terms and provisions of this Code would deprive the Applicant of rights commonly enjoyed by other***

***parcels of land in the same district, and would work an unnecessary and undue hardship:***

**YES.** As previously noted, the Applicant had revised the plans to address Litigation on an approved Communication Tower on the subject site. While this Litigation has been completed, the Applicant has revised the plans to provide for a total of 563 ZLL units, one less than previously approved. The Applicant will provide a better variety of housing types through a mixture of ZLL types (as per Condition of Approval) than the Single Family and ZLL unit types that were previously approved.

**e. *Granting the Variance is the minimum Variance that will make possible the reasonable use of the parcel of land, building, or structure:***

**YES.** As previously stated, the Applicant has been approved for 564 units, and with the requested variance, the Applicant will have the ability to build up to 563 units, as shown on the PSP on Figure 4. With the reconfiguration of the Site Plan that will be required through the Administrative process, the Applicant will be providing a Lake where there was previously approved residential development. The Variance allows for the Applicant to maintain their previous density approvals, less one lot.

**f. *Grant the Variance will be consistent with the purposes, goals, objectives, and policies of the Plan and this Code:***

**YES.** The Applicant will continue to provide for a range of housing types in the form of differing Zero Lot Line homes. This meets the intent of Table 3.E.2.E.1., Range of Housing Types. As previously discussed, Staff are requesting a Condition of Approval that was proposed by the Applicant to provide for a minimum of two lot widths for the Zero Lot Line homes, which will allow for different housing types. The Applicant provided Conceptual Plans with different model types for a 50 ft. and 62 ft. lot, which have been provided for informational purposes in Exhibit F, Conceptual Model Types.

**g. *Granting the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare:***

**YES.** The approval of the variance will continue to allow for the development of the overall PUD. The Applicant has proposed a Condition of Approval which is supported by the Staff to provide for a minimum of 25 percent of total units to be 62 ft. wide lots, and a maximum of 75 percent of the total units to be located on 50 ft. wide lots. The differing widths in lots will allow for the Applicant to provide for a range of housing as shown conceptually in Figure F. The proposed variance will have no detrimental effect on the public welfare, as the intent of the code will be maintained.

## **CONCLUSION**

Staff has evaluated the standards listed under Article 2.B. and determined that there is a balance between the need for change and the potential impacts generated by this change. Therefore, Staff is recommending approval of the request, subject to the Conditions of Approval in Exhibit C.



March 29, 2021

Jon MacGillis, ASLA  
Zoning Director  
Palm Beach County Zoning Division  
Planning Zoning & Building Department  
2300 N Jog Road  
West Palm Beach, FL 33411

**Re: POSTPONEMENT REQUEST – App. No. PDD/DOA-2020-00268, Tuscan Gardens of Delray Beach (Control No. 2005-506)**

Dear Mr. MacGillis,

We are respectfully requesting a postponement of 30 days for the Tuscan Gardens of Delray Beach application (PDD/DOA-2020-00268). Additional time is necessary in order to work with the adjacent Aspen Ridge Property Owner's Association. We are respectfully requesting the postponement of this request from the April 1, 2021 Zoning Commission Hearing, to be heard at the May 6, 2021 Zoning Commission Hearing.

Should you have any questions regarding this request please do not hesitate to contact me. Thank you for your assistance with this matter.

Sincerely,

**WGI**

A handwritten signature in blue ink that reads 'Yoan Machado'. The signature is written in a cursive style with a large, sweeping 'Y'.

Yoan Machado  
Project Manager

Cc: Travis Goodson, PBC Zoning  
William Cross, PBC Zoning

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

**THURSDAY, APRIL 1, 2021**

**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  
Remarks of the Chair
- D. Notice
- E. Proof of Publication
- F. Swearing In
- G. Adoption of the Minutes
- H. Amendments to the Agenda
- I. Motion to adopt the Agenda
- J. Disclosures
- K. Conflicts/Recusal

**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**

**APRIL 1, 2021**

**CALL TO ORDER**

- A Roll Call - 9:00 A.M.
- A.1. Motion to Approve Remote Participation Due to Extraordinary Circumstances
- B. Opening Prayer, and Pledge of Allegiance

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, April 22, 2021 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
- K. Conflicts/Rescusal



**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

- 1. [ZV/Z/W-2020-01272](#) Title: a Type 2 Variance application of Luca Land, LLC, Southport Financial Services, Inc. by Schmidt Nichols, Agent. Request: to reduce the number of parking spaces.

Title: an Official Zoning Map Amendment application of Luca Land, LLC, Southport Financial Services, Inc. by Schmidt Nichols, Agent. Request: to allow a rezoning from the Neighborhood Commercial (CN) and Multifamily Residential (RM) Zoning Districts to the Urban Infill (UI) Zoning District.

Title: a Type 2 Waiver application of Luca Land, LLC, Southport Financial Services, Inc. by Schmidt Nichols, Agent. Request: to eliminate Slip Street Frontage; allow the facade with the shortest length to be considered the front; to allow a parking structure on a secondary frontage without screening by habitable uses; allow bonus height (an additional floor) for a building in compliance with Green Building Incentive Program; and, reduce the number of bicycle parking spaces.

General Location: Southeast corner of South Military Trail and Maine Street. **(Southport Grove)** (Control 1971-10014)

Pages 1 - 1

Project Manager: Timothy Haynes

Size: 1.80 acres ±

BCC District: 3

Staff Recommendation: Staff recommends a postponement to Thursday, May 6, 2021.

**MOTION:** To postpone to Thursday, May 6, 2021.

**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. [Z-2020-01508](#) Title: an Official Zoning Map Amendment application of Autumn Ridge , LLC, Vythiya Tum & Trust by Schmidt Nichols, Agent. Request: to allow a rezoning from the Multifamily Residential (RM) Zoning District to the General Commercial (CG) Zoning District.

General Location: East side of North Congress Avenue approximately 625 feet north of Cherry Road and 885 feet south of Westgate Ave. (**Autumn Ridge Apartments**) (Control 2020-00152)

Pages 3 - 26

Conditions of Approval Pages (8 - 9)

Project Manager: Ryan Vandenburg

Size: 1.23 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request, subject to a Conditional Overlay Zone and the Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Multifamily Residential (RM) Zoning District to the General Commercial (CG) Zoning District, subject to a Conditional Overlay Zone and the Conditions of Approval as indicated in Exhibit C.

3. [ZV/CA-2020-01844](#) Title: a Type 2 Variance application of BGTG Properties LLC, The Busch Wildlife Sanctuary Foundation, Inc. by Gentile Glas Holloway O'Mahoney & Associates Inc., Agent. Request: to eliminate a Right-of-Way Buffer.

Title: a Class A Conditional Use application of BGTG Properties LLC, The Busch Wildlife Sanctuary Foundation, Inc. by Gentile Glas Holloway O'Mahoney & Associates Inc., Agent. Request: to allow Institutional Nonprofit Assembly.

General Location: Southwest corner of Indiantown Road and Rocky Pines Road. (**The Busch Wildlife Sanctuary Foundation**) (Control 2019-00070)

Pages 27 - 59

Conditions of Approval Pages (35 - 37)

Project Manager: Ryan Vandenburg

Size: 19.46 acres ±

BCC District: 1

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

**MOTION:** To adopt a Resolution approving a Type 2 Variance to eliminate a Right-of-Way Buffer, subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow Institutional Nonprofit Assembly, subject to the Conditions of Approval as indicated in Exhibit C-2.

**PDD/DOA-2020-01117** Title: an Official Zoning Map Amendment application of Pebb Atlantic LLC by WGINC, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Development Order Amendment application of Pebb Atlantic LLC by WGINC, Agent. Request: to reconfigure the Site Plan to add land area and parking spaces; reconfigure building and Type 2 Restaurant square footage; and, reduce overall square footage.

General Location: South side of Atlantic Avenue, approximately 415 feet east of Lyons Road. (**Plaza Delray**) (Control 2016-00078)

Pages 61 - 93

Conditions of Approval Pages (68 - 73)

Project Manager: Timothy Haynes

Size: 4.83 acres ±

BCC District: 5

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

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District, subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan to add land area and parking spaces; reconfigure building and Type 2 Restaurant square footage; and, reduce overall square footage, subject to the Conditions of Approval as indicated in Exhibit C-2.

5. **DOA-2019-02323** Title: a Development Order Amendment application of West Atlantic Business Plaza LLC by JMorton Planning & Landscape Architecture, Agent. Request: to reconfigure the Site Plan; delete square footage; modify uses; and, modify Conditions of Approval.

General Location: South side of Atlantic Avenue, approximately 0.22 miles east of State Road 7/US 441. (**West Atlantic Business Plaza**) (Control 2016-00130)

Pages 95 - 119

Conditions of Approval Pages (102 - 106)

Project Manager: Ryan Vandenburg

Size: 10.53 acres ±

BCC District: 5

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

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan; delete square footage; modify uses; and, to modify conditions of Approval, subject to the Conditions of Approval as indicated in Exhibit C

6. [CA-2020-01215](#) Title: a Class A Conditional Use application of Moore Florida Property Investment, LLC by Gentile Glas Holloway O'Mahoney & Associates Inc., Agent. Request: to allow a Type 2 Congregate Living Facility.

General Location: North side of Northlake Boulevard, approximately 1,100 feet west of Grapeview Boulevard. **(Memory Care at the Acreage)** (Control 2017-00042)

Pages 121 - 146

Conditions of Approval Pages (127 - 129)

Project Manager: Travis Goodson

Size: 1.60 acres ±

BCC District: 6

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

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Type 2 Congregate Living Facility, subject to the Conditions of Approval as indicated in Exhibit C.

7. [PDD/DOA-2020-01701](#) Title: an Official Zoning Map Amendment application of G.L. Homes of Palm Beach Associates, Ltd , Isabel Tomas, Janice Sellars, Twin States Land Holdings, LLC, Carly Landco, Inc., RND Landholdings, LLC, Elton Sellars, Amy Belcher, Gasper Tomas by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.

Title: a Development Order Amendment application of G.L. Homes of Palm Beach Associates, Ltd , Isabel Tomas, Janice Sellars, Twin States Land Holdings, LLC, Carly Landco, Inc., RND Landholdings, LLC, Elton Sellars, Amy Belcher, Gasper Tomas by G.L. Homes, Agent. Request: to modify the Master Plan to add and delete land area (Preserves); amend a recorded Conservation Easement for Preserve Area No. 2; to allow the Partial Release of the Conservation Easement for Preserve Area No. 2; and, modify Conditions of Approval.

General Location: Development Area: On the east side of Lyons Road, approximately 0.25 miles south of Boynton Beach Boulevard; generally bounded by Acme Dairy Road, Lyons Road, LWDD L-25 Canal on the north (partial), and LWDD L-26 Canal to the south. Location of Preserve Areas identified in Staff Report. **(Canyon Lakes AGR-PUD)** (Control 2002-00067)

Pages 147 - 218

Conditions of Approval Pages (154 - 170)

Project Manager: Ryan Vandenburg

Size: 543.69 acres ±

BCC District: 5,6

(affected area 53.37 acres ±)

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 an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District, subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to modify the Master Plan to add and delete land area (Preserve); amend a recorded Conservation Easement for Preserve Area No. 2; to allow the Partial Release of the Conservation Easement for Preserve Area No. 2; and, modify Conditions of Approval, subject to the Conditions of Approval as indicated in Exhibit C-2.

8. [Z-2020-01700](#) Title: an Official Zoning Map Amendment application of 9231 155th Lane, LLC by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District.

General Location: Southeast corner of 155th Lane South and Half Mile Road, approximately 0.45 miles west of Lyons Road. **(155th Lane Rezoning)** (Control 2020-00145)

Pages 219 - 234

Conditions of Approval Pages (223 - 223)

Project Manager: Ryan Vandenburg

Size: 10.12 acres ±

BCC District: 5

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

**MOTION:** To recommend approval of a Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District, subject to the Condition of Approval as indicated in Exhibit C.

9. [Z-2020-01699](#) Title: an Official Zoning Map Amendment application of G.L. Homes of Palm Beach Associates, Ltd. by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District.

General Location: West side of State Road 7, approximately 0.5 miles north of Clint Moore Road and 2 miles south of Atlantic Avenue. **(Hyder West Rezoning)** (Control 2020-00141)

Pages 235 - 249

Conditions of Approval Pages (242 - 242)

Project Manager: Ryan Vandenburg

Size: 16.57 acres ±

BCC District: 5

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

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District, subject to the Condition of Approval as indicated in Exhibit C.

- 10. [ZV-2020-02072](#) Title: a Type 2 Variance application of City Of Boca Raton, G. L. Acquisitions Corporation by G.L. Homes, Agent. Request: to allow the elimination of one residential use type where two are required.

General Location: Approximately 1,220 feet north of Glades Road on the west side of Florida's Turnpike. **(Boca Raton Golf Course PUD - Unit Type Variance)** (Control 1981-00019)

Pages 251 - 289

Conditions of Approval Pages (256 - 256)

Project Manager: Ryan Vandenburg

Size: 193.51 acres ±

BCC District: 5

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 allow the elimination of one residential use type where two are required, subject to the 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**

- 11. [PDD/DOA-2020-00268](#) Title: an Official Zoning Map Amendment application of Tuscan Gardens Of Delray Beach Properties, LLC by WGINC, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment to a Planned Development District and a Requested Use application of Tuscan Gardens Of Delray Beach Properties, LLC by WGINC, Agent. Request: to reconfigure the Master Plan and Site Plan; add land area; add residents/beds; and, modify Conditions of Approval.

General Location: West side of Sims Road, approximately 0.5 miles north of Atlantic Avenue. **(Tuscan Gardens of Delray Beach)** (Control 2005-00506)

Pages 291 - 317

Conditions of Approval Pages (298 - 305)

Project Manager: Travis Goodson

Size: 12.78 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibits C-1 through C-3

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District, subject to the Condition of Approval as indicated in Exhibit C-1.

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

**MOTION:** To recommend approval of a Development Order Amendment to a Requested Use to reconfigure the Site Plan; add residents/beds; and, modify Conditions of Approval, subject to the Conditions of Approval as indicated in Exhibit C-3.

**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**