### CALL TO ORDER

F. Amendments to the Agenda

6. (36-87) ZV/ABN/DOA/CA-2017-00354                 7-Eleven Delray Beach
   (1984-00058)
   WITHDRAWAL by Applicant, July 24, 2018.

### CONSENT AGENDA

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

5. (15-18) ZZV/ABN/DOA-2017-02207                 Lakeside Centre
   (1986-00150)
   AMEND Engineering Condition of Approval 16.a, of Exhibit C-2, as follows:

   16. ....
   a. Prior to the issuance of the first building permit, permits required from Palm Beach County
      for this construction shall be obtained.
   .....  
   (BLDGPMT/CO: MONITORING – Engineering)
BOARD OF COUNTY COMMISSIONERS
ZONING HEARING

THURSDAY JULY 26, 2018
9:30 A.M.
BCC Chambers 6th Floor, Jane Thompson Memorial Chambers
301 N Olive Ave, West Palm Beach, 33401

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

OTHER DEPARTMENT ITEMS
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.
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. Amendments to the Agenda

G. Motion to Adopt the Agenda
OTHER DEPARTMENT ITEMS

A. PURCHASING CONTRACT

B. LEGAL OPINION

C. ENGINEERING ITEM
A. POSTPONEMENTS

1. **PDD/DOA-2017-02173**  
   **Title:** an Official Zoning Map Amendment to a Planned Development District application of PGA Partners 100 LLC by Gentile Glas Holloway O’Mahoney & Assoc Inc., Agent.  
   **Request:** to allow a rezoning from Residential Multifamily (RM) Zoning District to the Planned Unit Development (PUD) Zoning District.  
   **Title:** a Development Order Amendment of PGA Partners 100 LLC by Gentile Glas Holloway O’Mahoney & Assoc Inc., Agent.  
   **Request:** to add land area; delete units; reconfigure the Master Plan and modification of conditions (Architecture, Landscape, Planning)  
   **General Location:** Southwest corner of PGA Boulevard and Ellison Wilson Road. *(PGA Waterfront Residential PUD)* (Control 1984-00159)  
   **Pages:** 1 - 1  
   **Project Manager:** Carrie Rechenmacher  
   **Size:** 8.89 acres +  
   **BCC District:** 1  
   **Staff Recommendation:** Staff recommends a postponement to Thursday, August 23, 2018.  
   **Zoning Commission Recommendation:** Postponed to August 2, 2018 by a vote of 5-0-0.  
   **MOTION:** To postpone to Thursday, August 23, 2018.

2. **Z/CA-2017-01996**  
   **Title:** an Official Zoning Map Amendment application of Andrew Podray by Miller Land Planning, Agent.  
   **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District and Multifamily Residential High Density (RH) Zoning District, to the Multifamily Residential (RM) Zoning District.  
   **General Location:** On the east side of Barwick Road, approximately 0.55 miles north of Lake Ida Road. *(Banyan Cove)* (Control 2014-00078)  
   **Pages:** 2 - 2  
   **Project Manager:** Lorraine Fuster  
   **Size:** 6.68 acres +  
   **BCC District:** 4  
   **Staff Recommendation:** Staff recommends a postponement to Monday, September 24, 2018.  
   **Zoning Commission Recommendation:** Postponed to September 6, 2018 by a vote of 5-0-0.  
   **MOTION:** To postpone to Monday, September 24, 2018.
3. **DOA-2017-01437**  
**Title:** a Development Order Amendment application of Preschool Developers, LLC, Valencia Square Retail, LLC by Preschool Developers LLC, Agent.  
**Request:** to reconfigure the Site Plan; and to add children for a General Day Care use; and, to modify and/or delete Conditions of Approval (Use Limitations).  
**General Location:** Northwest corner of Woolbright Road and Jog Road. *(Valencia Square MUPD) (Control 1998-00078)*

Pages: 3 - 3  
Project Manager: Meredith Leigh  
Size: 23.85 acres ±  
BCC District: 5  

**Staff Recommendation:** Staff recommends approval of the requests subject to 60 Conditions of Approval as indicated in Exhibit C-1; and, 10 Conditions of Approval as indicated in Exhibit C-2.

**Zoning Commission Recommendation:** Postponed to August 2, 2018 due to lack of quorum.

**MOTION:** To postpone to Thursday, August 23, 2018.

4. **ABN/CA-2017-01812**  
**Title:** a Development Order Abandonment application of Sunco TH LLC by WGINC, Agent.  
**Request:** to abandon the Class A Conditional Use to allow a Voluntary Density Bonus of 19 units in the Medium Residential (RM) Density Zoning District.  
**Title:** a Class A Conditional Use of Sunco TH LLC by WGINC, Agent.  
**Request:** to allow a Workforce Housing (WFH) density bonus greater than 50 percent; and, to allow a Transfer of Development Rights (TDR) of more than two dwelling units per acre, for a total of 13 TDR units.

**General Location:** West side of South Haverhill Road approximately 220 feet north of Purdy Lane. *(Aviera Green) (Control 2003-00093)*

Pages: 4 - 4  
Project Manager: Carlos Torres  
Size: 3.28 acres ±  
BCC District: 2  

**Staff Recommendation:** Staff recommends postponement to Thursday, August 23, 2018.

**Zoning Commission Recommendation:** Postponed to August 2, 2018 due to lack of quorum.

**MOTION:** To postpone to Thursday, August 23, 2018.

**B. REMANDS**

**C. WITHDRAWALS**
CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. DISCLOSURES FOR THE CONSENT ITEMS

C. STATUS REPORTS - NEW

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

5. ZV/ABN/DOA-2017-02207  
Title: a Development Order Abandonment application of Lakeside Center II Edens LLC by Urban Design Kilday Studios, Agent.  
Request: to abandon Requested Uses for Type I Restaurants within Buildings J and K.  
Title: a Development Order Amendment of Lakeside Center II Edens LLC by Urban Design Kilday Studios, Agent.  
Request: to reconfigure the Site Plan; modify uses; and, to delete Conditions of Approval (Architecture and Site Design).  
General Location: Approximately 180 feet (ft.) west, and 184 ft. south of the Southwest corner of Glades Road and Boca Rio Road. (Lakeside Centre) (Control 1986-00150)

Pages: 5 - 35  
Conditions of Approval (13 - 21)  
Project Manager: Diego Penaloza  
Size: 22.80 acres +  
BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 45 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Approved a Type II Variance (with conditions) by a vote of 5-0-0.  
Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment by a vote of 5-0-0.  
Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 5-0-0.

MOTION: To adopt a Resolution approving a Development Order Abandonment to abandon a Requested Use to allow a Type I Restaurant within Building J.

MOTION: To adopt a Resolution approving a Development Order Abandonment to abandon a Requested Use to allow a Type I Restaurant within Building K.

MOTION: To adopt a Resolution approving a Development Order Amendment to reconfigure the Site Plan; modify uses and to delete Conditions of Approval (Architecture and Site Design), subject to the Conditions of Approval as indicated in Exhibit C-2.
6. **ZV/ABN/DOA/CA-2017-00354** Title: a Development Order Abandonment application of Regions Bank by Gunster Yoakley & Stewart PA, Agent. **Request:** to abandon a resolution for a Development Order Amendment to reconfigure the Site Plan and add square footage.

**Title:** a Development Order Amendment of Regions Bank by Gunster Yoakley & Stewart PA, Agent. **Request:** to reconfigure the Site Plan; delete square footage, and modify uses.

**Title:** a Class A Conditional Use of Regions Bank by Gunster Yoakley & Stewart PA, Agent. **Request:** to allow Retail Gas and Fuel Sales with a Convenience Store.

**General Location:** Southwest corner of Via Flora and West Atlantic Avenue. *(7-Eleven Delray Beach)* (Control 1984-00058)

Pages: 36 - 87  
Conditions of Approval (45 - 50)  
Project Manager: Carrie Rechenmacher  
Size: 8.66 acres +  
(affected area 1.50 acres +)

**Staff Recommendation:** Staff recommends approval of the requests subject to 13 Conditions of Approval as indicated in Exhibit C-2, and 9 Conditions of Approval as indicated in Exhibit C-3.

**Zoning Commission Recommendation:** Recommended Approval of a Class A Conditional Use by a vote of 5-0-0.  
**Zoning Commission Recommendation:** Recommended Approval of a Development Order Abandonment by a vote of 5-0-0.  
**Zoning Commission Recommendation:** Approved Type II Variances (with conditions) by a vote of 5-0-0.  
**Zoning Commission Recommendation:** Recommended Approval of a Development Order Amendment by a vote of 5-0-0.

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon a resolution for a Development Order Amendment to reconfigure the Site Plan and add square footage.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan; delete square footage, and modify uses; subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow Retail Gas and Fuel Sales with a Convenience Store subject to the Conditions of Approval as indicated in Exhibit C-3.
E. ZONING APPLICATIONS - NEW

7. **EAC-2018-00599**  
   **Title:** an Expedited Application Consideration application of Canyon Lakes Homeowners Association Inc. by Canyon Lakes Homeowners Association Inc., Agent.  
   **Request:** to delete Planned Development Condition of Approval (Street Trees).  
   **General Location:** Approximately 1/4 mile south of Boynton Beach Blvd, on the east side of Lyons Road (Canyon Lakes AGR-PUD) (Control 2002-00067)  
   **Pages:** 88 - 122  
   **Conditions of Approval** (93 - 108)  
   **Project Manager:** Carrie Rechenmacher  
   **Size:** 199.71 acres  
   **BCC District:** 5  
   **Staff Recommendation:** Staff recommends approval of the request subject to 79 Conditions of Approval as indicated in Exhibit C.  
   **MOTION:** To adopt a resolution approving an Expedited Application to delete Planned Development Condition of Approval (Street Trees) subject to the Conditions of Approval as indicated in Exhibit C.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

8. **ABN-2018-00584**  
   **Title:** a Development Order Abandonment application of West Palm Beach Baptist Seventh by Land Research Management Inc., Agent.  
   **Request:** to abandon a Class A Conditional Use to allow a Church or a Place of Worship.  
   **General Location:** Southwest corner of Pine Grove Drive and North Haverhill Road. (West Palm Beach Baptist Seventh Day Church) (Control 2000-00088)  
   **Pages:** 123 - 125  
   **Project Manager:** Nancy Frontany  
   **Size:** 3.37 acres  
   **BCC District:** 2  
   **Staff Recommendation:** Staff recommends approval of the request.  
   **MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon a Class A Conditional Use to allow a Church or a Place of Worship.

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

K. ULDC AMENDMENTS
9. **Title:** FIRST READING - UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2018-01

The proposed Ordinance will account for consistency with the Comprehensive Plan, correction of glitches and clarifications, as well as several specific amendments, as follows:

Ordinance Title
Exhibit A - Definition of Addition
Exhibit B - Modifications by DRO
Exhibit C - Art. 2 and Art. 3 Minor Amendments
Exhibit D - Art. 3.A.3.E.2, Planned Development Districts (PDD)
Exhibit E - Art. 4.B, Use Regulations
Exhibit F - Art. 4.B.1.C.4, Single Family and Cottage Homes
Exhibit G - Art.4.B.2, Electric Vehicle Charging Station
Exhibit H - Landscape Service & Contractor Storage Yard
Exhibit I - Equestrian Waste Management Facility
Exhibit J - Art. 5, Supplementary Standards
Exhibit K - Art. 5.E.5, Hours of Operation
Exhibit L - Art. 7.C, Landscape Buffers and Interior Landscape Requirement
Exhibit M - Art. 9, Archaeological and Historic Preservation
Exhibit N - Art. 11, Subdivision, Platting and Required Improvements
Exhibit O - Art. 12, Traffic Performance Standards
Exhibit P - Art. 14, Environmental Standards

Pages: 126 - 184
Project Manager: Monica Cantor

**Staff Recommendation:** Staff recommends approval of First Reading and to Advertise for Adoption Hearing of ULDC Amendment Round 2018-01 on August 23, 2018.

Land Development Regulation Advisory Board (LDRAB) Recommendation and Land Development Regulation Commission (LDRC) Determination: Recommended approval of the proposed amendments by multiple votes on February 28, 2018, March 28, 2018, April 25, 2018, and May 23, 2018. Sitting as the LDRC on May 23, 2018, all proposed ULDC amendments were found to be consistent with the Comprehensive Plan.

BCC Public Hearings: June 25, 2018 Request for Permission to Advertise for First Reading on July 26, 2018: Approved, 7-0.
Title: RECESS AS THE BOARD OF COUNTY COMMISSIONERS

AND

CONVENE AS THE ENVIRONMENTAL CONTROL BOARD

FIRST READING - UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENTS TO ARTICLE 15, HEALTH REGULATIONS

The proposed ordinance will account for minor revisions, scrivener's errors, omitted text, and specific amendments in Art. 15, Health Regulations, of the Unified Land Development Code (The ULDC).

Ordinance Title
Exhibit A - Art. 15 - Health Regulations

Pages: 185 - 189
Project Manager: Monica Cantor

Staff Recommendation: Staff recommends approval of First Reading and to Advertise for Adoption Hearing of ULDC Art. 15, Health Regulations on August 23, 2018.

The proposed code amendments were submitted for review to the Land Development Regulation Advisory Board (LDRAB) and the Land Development Regulation Commission (LDRC) on May 23, 2018. All proposed ULDC amendments were found to be consistent with the Comprehensive Plan.

BCC Public Hearings: June 25, 2018 Request for Permission to Advertise for First Reading on July 26, 2018: Approved, (7-0).
MOTION: To approve on First Reading and Advertise for Adoption Hearing of ULDC Art. 15, Health Regulations on August 23, 2018: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, SITTING AS THE ENVIRONMENTAL CONTROL BOARD, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-068, AS AMENDED, AS FOLLOWS: ARTICLE 15 - HEALTH REGULATIONS; CHAPTER A, (ENVIRONMENTAL CONTROL RULE I) ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS (OSTDS); 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.

RECESS AS THE ENVIRONMENTAL CONTROL BOARD

AND

RE-CONVENE AS THE BOARD OF COUNTY COMMISSIONERS

L. COMPREHENSIVE PLAN TEXT AMENDMENTS

M. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. ASSISTANT COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT