



**BOARD OF COUNTY COMMISSIONERS
ZONING HEARING**

THURSDAY JANUARY 24, 2019

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

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

OTHER DEPARTMENT ITEMS

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**

JANUARY 24, 2019

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

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. [CA-2018-01520](#) Title: a Class A Conditional Use application of Catherine Bonilla, Richard Bonilla by Land Research Management Inc., Agent. Request: to allow Limited Pet Boarding accessory to a Single-Family residence.

General Location: Northeast corner of 75th Street North and Coconut Boulevard. **(Bonilla Limited Pet Boarding)** (Control 2018-00039)

Pages: 1-1

Project Manager: Lorraine Fuster

Size: 1.37 acres ±

BCC District: 6

Staff Recommendation: Staff recommends postponement to Thursday, February 28, 2019.

Zoning Commission Recommendation: Postponed to February 7, 2019 by a vote of 6-0-0.

MOTION: To postpone to Thursday, February 28, 2019.

2. [DOA/CA-2017-02447](#) Title: a Development Order Amendment application of RG Towers, LLC, Westchester Golf and Country Club Associates by RG Towers LLC, Agent. Request: to modify the Master Plan to add a use.

Title: a Class A Conditional Use of RG Towers, LLC, Westchester Golf and Country Club Associates by RG Towers LLC, Agent. Request: to allow a Stealth Commercial Communication Tower.

General Location: Southwest corner of Piper's Glen Boulevard and Lake Worth Drainage District E-3 canal, approximately 0.5 miles west of South Military Trail. **(RG Towers Westchester Club East)** (Control 1980-00212)

Pages: 2-2

Project Manager: Lorraine Fuster

Size: 645.19 acres ±

BCC District: 5

(affected area 0.15 acres ±)

Staff Recommendation: Staff recommends postponement to Thursday, February 28, 2019.

Zoning Commission Recommendation: Postponed to February 7, 2019 by a vote of 6-0-0.

MOTION: To postpone to Thursday, February 28, 2019.

3. [ABN/ZV/PDD/CA-2018-01172](#) Title: Development Order Abandonment application of Florida Public Utilities Company by Schmidt Nichols, Agent. Request: to abandon a Class B Conditional Use for Retail Gas and Fuel Sales.
Title: an Official Zoning Map Amendment of Florida Public Utilities Company by Schmidt Nichols, Agent. Request: to allow a rezoning from the Light Industrial (IL) Zoning District to the Planned Unit Development (PUD) Zoning District.
Title: a Class A Conditional Use of Florida Public Utilities Company by Schmidt Nichols, Agent. Request: to allow a Transfer of Development Rights to a planned development; and, to allow Workforce Housing Program Density Bonus greater than 30 percent.

General Location: Southwest corner of Belvedere Road and Cleary Road. **(Banyan Ridge Planned Unit Development)** (Control 2009-02465)

Pages: 3 - 3

Project Manager: Carolina Valera

Size: 10.41 acres ±

BCC District: 2

Staff Recommendation: Staff recommends postponement to Thursday, February 28, 2019.

Zoning Commission Recommendation: Postponed to February 7, 2019 by a vote of 6-0-0.

MOTION: To postpone to Thursday, February 28, 2019.

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

- 4. [ABN/Z-2017-02478](#) Title: a Development Order Abandonment application of Christian and Missionary Alliance Church by Arc Development Global LLC, Agent. Request: to abandon a Special Exception to allow a Church and Accessory Buildings and Structures.

Title: an Official Zoning Map Amendment of Christian and Missionary Alliance Church by Arc Development Global LLC, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District.

General Location: North side of Lake Worth Road, approximately 100 feet west of Cypress Isle Way and 1/4 mile of Florida's Turnpike. **(Christian & Missionary Alliance Church of Lake Worth)** (Control 1988-00079)

Pages: 4 - 15

Conditions of Approval (8 - 8)

Project Manager: Carolina Valera

Size: 4.61 acres ±

BCC District: 6

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

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment by a vote of 6-0-0.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 6-0-0.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon a Special Exception to allow a Church and Accessory Buildings and Structures.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District subject to the Condition of Approval as indicated in Exhibit C.

5. [Z/CA-2018-01161](#) Title: an Official Zoning Map Amendment application of Worldwide Realty Investment Corp., 8475LWR, LLC by Schmidt Nichols, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.

Title: a Class A Conditional Use of Worldwide Realty Investment Corp., 8475LWR, LLC by Schmidt Nichols, Agent. Request: to allow a Day Care General.

General Location: Northeast corner of Lake Worth Road and Blanchette Trail, approximately 0.40 miles west of Florida's Turnpike. **(Children of America - LWR Campus)** (Control 2005-00001)

Pages: 16 - 45

Conditions of Approval (23 - 26)

Project Manager: Lorraine Fuster

Size: 1.60 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1; and, 12 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 6-0-0.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 6-0-0.

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

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Day Care General, subject to the Conditions of Approval as indicated in Exhibit C-2.

6. [ZV/ABN/PDD/W-2018-00548](#) Title: a Development Order Abandonment application of Boca Pier Associates, LLC, Glades Road West Investments, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to abandon the Special Exception for a Financial Institution with Drive-up Teller Windows, as amended by Resolutions R-1989-0946 and R-2011-0789.
- Title: an Official Zoning Map Amendment of Boca Pier Associates, LLC, Glades Road West Investments, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
- Title: a Type 2 Waiver of Boca Pier Associates, LLC, Glades Road West Investments, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to allow an alternative Landscape Buffer to reduce the width and eliminate a 6-foot high wall.
- General Location: Northwest corner of Glades Road and Lyons Road. (**Lyons Glades Center**) (Control 1979-00106)

Pages: 46 - 97

Conditions of Approval (54 - 57)

Project Manager: Meredith Leigh

Size: 4.86 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 13 Conditions of Approval as indicated in Exhibit C-2; and, 5 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Approved a Type 2 Variance by a vote of 5-0-1.

Zoning Commission Recommendation: Recommended Approval of a Type 2 Waiver by a vote of 5-0-1.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 5-0-1.

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment by a vote of 5-0-1.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon the Special Exception for a Financial Institution with Drive-up Teller Windows, as amended by Resolutions R-1989-0946 and R-2011-0789.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To adopt a resolution approving a Type 2 Waiver to allow an alternative Landscape Buffer to reduce the width and eliminate a 6-foot high wall subject to the Conditions of Approval as indicated in Exhibit C-3.

7. [DOA-2018-01151](#) Title: Development Order Amendment application of Tri County Humane Society, City of Boca Raton by Miller Land Planning, Agent. Request: to reconfigure the Site Plan to add square footage, uses and phasing, and add and delete an access point; modify Conditions of Approval (Architecture, Signage); and, Restart the Commencement of Development Clock.

General Location: Southwest corner of Boca Rio Road and Via Ancho Road. **(Tri County Humane Society)** (Control 1976-00152)

Pages: 98 - 132

Conditions of Approval (105 - 109)

Project Manager: Carrie Rechenmacher

Size: 13.75 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 21 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of Development Order Amendment by a vote of 6-0-0.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan to add square footage, uses and phasing, and add and delete an access point; modify Conditions of Approval (Architecture, Signage); and, Restart the Commencement of Development Clock subject to Conditions of Approval as indicated in Exhibit C.

8. [W-2018-01718](#) Title: a Type 2 Waiver application of G&I IX Fountains Center, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to extend hours of operation for a non-Residential use located within 250 feet of a Residential Future Land Use designation or use.

General Location: Northeast corner of Boynton Beach Boulevard and Jog Road. **(Fountains of Boynton - LA Fitness Waiver)** (Control 1990-00030)

Pages: 133 - 151

Conditions of Approval (137 - 137)

Project Manager: Carlos Torres

Size: 24.13 acres ±

BCC District: 5

(affected area 2.26 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 5 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of a Type 2 Waiver by a vote of 5-0-1.

MOTION: To adopt a resolution approving a Type 2 Waiver to extend hours of operation for a non-Residential use located within 250 feet of a Residential Future Land Use designation or use.

9. [DOA/CA-2018-01907](#) Title: a Development Order Amendment application of TMT Properties Loggers Run, LLC by iPlan and Design LLC, Saul Erwing Arnstein & Lehr LLP, Agent. Request: to amend the Master Plan and Site Plan to add a Use; and, amend Conditions of Approval (Use Limitations).

Title: a Class A Conditional Use of TMT Properties Loggers Run, LLC by iPlan and Design LLC, Saul Erwing Arnstein & Lehr LLP, Agent. Request: to allow Indoor Entertainment.

General Location: On the North side of Palmetto Park Road between Judge Winikoff Road and Ponderosa Drive, approximately 1.5 miles west of SR7/US441. **(Loggers Run Commercial Center)** (Control 1975-00068)

Pages: 152 - 178

Conditions of Approval (159 - 168)

Project Manager: Carrie Rechenmacher

Size: 1,813.99 acres ±

BCC District: 5

(affected area 12.56 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 55 Conditions of Approval as indicated in Exhibit C-1; and, 8 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 6-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 6-0-0.

MOTION: To adopt a resolution approving a Development Order Amendment to amend the Master Plan and Site Plan to add a Use; and amend Conditions of Approval (Use Limitations) subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow Indoor Entertainment subject to the Conditions of Approval as indicated in Exhibit C- 2.

F. CORRECTIVE RESOLUTIONS

G. ABANDONMENTS

10. [ABN-2017-02480](#) Title: a Development Order Abandonment application of Christian & Missionary Alliance Church by Arc Development Global LLC, Agent. Request: to abandon a Class A Conditional Use to allow a Place of Worship.

General Location: Northwest corner of Lake Worth Road and Cypress Isle Way. **(Reveal Fellowship)** (Control 2013-00345)

Pages: 179 - 181

Project Manager: Lindsey Walter

Size: 1.54 acres ±

BCC District: 6

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 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

- 11. [LGA-2018-00024](#) Title: Villages of Windsor CLF, Large Scale Land Use Amendment application of Civic Development Group Llc by JMorton Planning & Landscape Architecture, Agent. Request: To change a future land use designation from Low Residential, 2 units per acre (LR-2) to Congregate Living Residential with and underlying 2 units per acre (CLR/2).

General Location: Southeast corner of Hypoluxo Road and Lyons Road. (**Village of Windsor CLF**) (Control 1996-00081)

Pages: 182 - 215

Conditions of Approval: 193-193

Project Manager: Scott Rodriguez

BCC District: 3

Size: 12.12 acres ±

Staff Recommendation: Approval of the proposed future land use amendment from Low Residential, 2 units per acre (LR-2) to Congregate Living Residential with an underlying 2 units per acre (CLR/2) with conditions.

Planning Commission Recommendation: Recommended Approval with Conditions, with a vote of 10 to 0 at the June 29th hearing.

BCC Transmittal: Transmitted with Conditions, with a vote of 7 to 0 at the July 23rd hearing.

MOTION: To adopt an ordinance approving the proposed future land use amendment from Low Residential, 2 units per acre (LR-2) to Congregate Living Residential with an underlying 2 units per acre (CLR/2) with conditions.

12. [ABN/DOA/CA-2018-00964](#) Title: a Development Order Abandonment application of Civic Hypoluxo Holding, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to abandon Requested Uses for a General Daycare and Private Elementary School.
- Title: a Development Order Amendment of Civic Hypoluxo Holding, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to modify the Master Plan to add/delete uses within a Civic Pod, and modify Conditions of Approval (Landscape, Engineering).
- Title: a Class A Conditional Use of Civic Hypoluxo Holding, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to allow a Type 3 Congregate Living Facility.
- General Location: Southeast corner of Hypoluxo and Lyons Road. **(Villages of Windsor -SE Civic)** (Control 1996-00081)

Pages: 216 - 252

Conditions of Approval (224 - 238)

Project Manager: Carrie Rechenmacher

Size: 543.60 acres \pm

BCC District: 3

(affected area 12.12 acres \pm)

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 61 Conditions of Approval as indicated Exhibit C-1, and 11 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 5-0-1.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 5-0-1.

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment by a vote of 5-0-1.

MOTION: To adopt a resolution approving a Development Order Abandonment to abandon Requested Uses for a General Daycare and Private Elementary School.

MOTION: To adopt a resolution approving a Development Order Amendment to modify the Master Plan to add/delete uses within a Civic Pod, and modify Conditions of Approval, subject to Conditions of Approval (Landscape Engineering) as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Class A Conditional Use to allow a Type 3 Congregate Living Facility subject to Conditions of Approval as indicated in Exhibit C-2.

G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

13. [SCA-2019-00004](#) Title: PBIA-Treetown, Small Scale Land Use Amendment application of Palm Beach County by Urban Design Kilday Studios, Agent. Request: To change a future land use designation from Commercial High with an underlying Industrial (CH/IND) to Transportation and Utilities Facilities. (UT)

General Location: North side of Belvedere Road, approximately 0.35 miles west of Congress Avenue. **(PBIA-Treetown)** (Control 1977-00092)

Pages: 253 - 284

Project Manager: David Wiloch

Size: 21.00 acres \pm

BCC District: 2,7

(affected area 3.63 acres \pm)

Staff Recommendation: Approval of the proposed future land use amendment from Commercial High with an underlying Industrial (CH/IND) to Transportation and Utilities Facilities (UT).

Planning Commission Recommendation: Recommended Approval with a 7-0 vote at the December 14, 2018 public hearing.

MOTION: To adopt an ordinance approving the proposed future land use amendment from Commercial High with an underlying Industrial (CH/IND) to Transportation and Utilities Facilities (UT).

14. [ABN/Z-2018-01739](#) Title: a Development Order Abandonment application of Palm Beach County by Urban Design Kilday Studios, Agent. Request: to abandon a Special Exception to allow an Office/Warehouse Complex.

Title: an Official Zoning Map Amendment of Palm Beach County by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Commercial General (CG) Zoning District to the Public Ownership (PO) Zoning District.

General Location: North side of Belvedere Road, in between 6th Street and Marine Drive (7th Street), approximately 0.35 miles west of Congress Avenue. **(Tree Town)** (Control 1977-00092)

Pages: 285 - 295

Conditions of Approval (290 - 291)

Project Manager: Nancy Frontany - Carolina Valera

BCC District: 2,7

Size: 3.63 acres \pm

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to a Conditional Overlay Zone (COZ) and 4 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment by a vote of 5-0-1.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a COZ by a vote of 5-0-1.

MOTION: To adopt a Resolution approving a Development Order Abandonment to abandon a Special Exception to allow an Office/Warehouse Complex.

MOTION: To adopt a Resolution approving an Official Zoning Map Amendment to allow a rezoning from the Commercial General (CG) Zoning District to the Public Ownership (PO) Zoning District, with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C.

15. [SCA-2019-00003](#) Title: PBCWUD WTP 8 Site S-1, Small Scale Land Use Amendment application of Palm Beach County by Urban Design Kilday Studios, Agent. Request: To change a future land use designation from High Residential, 12 units per acre (HR-12) on 4.6 and High Residential, 8 units per acre (HR-8) on 0.6 acres to Transportation and Utilities Facilities (UT).

General Location: West side of Drexel Road, approximately 0.25 miles south of Okeechobee Boulevard. (**PBCWUD WTP 8 Site S-1**) (Control 1988-00057)

Pages: 296 - 322

Project Manager: Scott Rodriguez

Size: 5.30 acres \pm

BCC District: 2

(affected area 5.28 acres \pm)

Staff Recommendation: Approval change a future land use designation from High Residential, 12 units per acre (HR-12) on 4.6 and High Residential, 8 units per acre (HR-8) on 0.6 acres to Transportation and Utilities Facilities (UT).

Planning Commission Recommendation: Recommended Approval with a 7-0 vote at the December 14, 2018 public hearing.

MOTION: To adopt an ordinance to change a future land use designation from High Residential, 12 units per acre (HR-12) on 4.6 and High Residential, 8 units per acre (HR-8) on 0.6 acres to Transportation and Utilities Facilities (UT).

16. **Z-2018-01740** Title: an Official Zoning Map Amendment application of PBC Water Utilities Department, Palm Beach County by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Single Family Residential (RS) and Agriculture Residential (AR) Zoning Districts to the Public Ownership (PO) Zoning District. General Location: Southwest corner of Jog Road and Florida's Turnpike; northeast corner of Jog Road and Belvedere Road; and northeast of existing Water Treatment Plant. (**PBC WUD Water Treatment Plant No. 8**) (Control 1988-00057)

Pages: 323 - 333

Conditions of Approval: 329-329
 Project Manager: Travis Goodson
 Size: 54.28 acres ±
 (affected area 38.48 acres ±)

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to a Conditional Overlay Zone (COZ) and 4 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with COZ by a vote of 5-0-1.

MOTION: To recommend approval on first reading, of an Official Zoning Map Amendment to allow a rezoning from the Single Family Residential (RS) and Agriculture Residential (AR) Zoning Districts to the Public Ownership (PO) Zoning District, with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C, and to schedule a second hearing on February 28, 2019.

H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

J. ZONING APPLICATIONS - NEW

17. [PDD/DOA-2018-01351](#) Title: an Official Zoning Map Amendment application of Standard Pacific of South Florida GP Inc, Izzy-Lizzie Acres, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) and Residential Transitional (RT) Zoning Districts to the Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment of Standard Pacific of South Florida GP Inc, Izzy-Lizzie Acres, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to reconfigure the Master Plan, to add land area and to amend Conditions of Approval (Access, Engineering, Landscape).

General Location: On the east side of Lyons Road approximately 0.50 miles south of Lake Worth Road. (**Andalucia PUD**) (Control 2008-00129)

Pages: 334 - 383

Conditions of Approval (344 - 354)

Project Manager: Carrie Rechenmacher

Size: 81.22 acres ±

BCC District: 6

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C-1 and 401 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 5-0-1.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 5-0-1.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) and Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan, to add land area and to amend Conditions of Approval (Access, Engineering, Landscape) subject to the Conditions of Approval as indicated in Exhibit C-2.

18. [DOA-2018-01054](#) Title: a Development Order Amendment application of ZF Development II, LLC, Cove Club Investors, Ltd. by Dunay Miskel and Backman LLP, Insite Studio, Agent. Request: to reconfigure the Site Plan to delete land area and building square footage.

General Location: Southeast corner of Southwest 65th Avenue and Southwest 8th Street; bounded by Lyons Road to the east, and Southwest 18th Street to the south. (**Boca Dunes Golf Course**) (Control 2013-00354)

Pages: 384 - 414

Conditions of Approval (390 - 391)

Project Manager: Meredith Leigh

Size: 112.32 acres \pm

BCC District: 5

(affected area 55.76 acres \pm)

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 8 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 6-0-0.

MOTION: To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan to delete land area and building square footage subject to the Conditions of Approval as indicated in Exhibit C.

19. [PDD-2018-01053](#) Title: an Official Zoning Map Amendment application of Cove Club Investors, Ltd., ZF Development II, LLC by Dunay Miskel and Backman LLP, Insite Studio, Agent. Request: to allow a rezoning from the Single Family Residential (RS) Zoning District to the Planned Unit Development (PUD) Zoning District.

General Location: West side of Lyons Road, generally bounded by Southwest 3rd Street, Southwest 8th Streets and Southwest 65th Avenue. (**Residences at Boca Dunes**) (Control 2018-00073)

Pages: 415 - 454

Conditions of Approval (424 - 429)

Project Manager: Meredith Leigh

Size: 112.32 acres \pm

BCC District: 5

(affected area 55.75 acres \pm)

DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 23 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 6-0-0.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Single Family Residential (RS) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C.

K. ULDC AMENDMENTS

20. [Title: ADOPTION HEARING - UNIFIED LAND DEVELOPMENT CODE \(ULDC\) AMENDMENT ROUND 2018-02](#)

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 Art. 1 and 12 - Statute Reference and Definition of Project

Exhibit B Art. 1, 3 and 4 - Special Permits

Exhibit C Art. 1,3, 4 and 5, Temp Use Real Estate Sales Model and Management

Exhibit D Art. 2 and 3 - Resubmittal and Modifications by the DRO [Housing Type]

Exhibit E Art.2, and 5, Accessory Uses and Structures - Temp Structures

Exhibit F Art. 2, 3 and 5, Mechanical Equipment and Legal Documents

Exhibit G Art. 3 Public Civic Landscape Buffer

Exhibit H Art. 3, 4 and 7 - Green Market Community Vegetable Garden and Landscaping

Exhibit I Art. 4, Use Regulations, Financial Inst., Vet Clinic, Homeless Res Ctr, Place of Worship and Adult Entertainment

Exhibit J Art. 6, Parking

Exhibit K Art 7, Landscaping

Exhibit L Art. 16, Airport Regulations

Exhibit M PO Deviations

Exhibit N Congregate Living Residential (CLR) and Codification of ORD 2017-036

Exhibit O Residential in MUPD

Pages: 455 - 562

Project Manager: Wendy Hernandez

Staff Recommendation: Staff recommends adoption of an Ordinance of the Board of County Commissioners of Palm Beach County, Florida, amending the Unified Land Development Code, Ordinance 2003-067, as amended.

Land Development Regulation Advisory Board (LDRAB) Recommendation: Recommended approval of the proposed amendments by votes on July 25, 2018, Aug 22, 2018, Sept 26, 2018, Oct 24, 2018, and Nov 14, 2018.

Land Development Regulation Commission (LDRC) Determination: On Sept 26, 2018, Oct 24, 2018, and Nov 14, 2018, the proposed ULDC amendments were found to be consistent with the Comprehensive Plan.

BCC Public Hearing: On Nov 26, 2018 the BCC approved the Request for Permission to Advertise for Jan 8, 2019 First Reading, with a vote of 7-0. On Jan 8, 2019 the BCC approved the First Reading and Advertisement for Adoption Hearing for Jan 24, 2019 with a vote of 6-0.

MOTION: TO ADOPT AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE ORDINANCES 2003-067, AS AMENDED, AS FOLLOWS: ARTICLE 1 - GENERAL PROVISIONS: CHAPTER A, AUTHORITY; CHAPTER F, NONCONFORMITIES; CHAPTER I, DEFINITIONS & ACRONYMS; ARTICLE 2 - APPLICATION PROCESSES AND PROCEDURES: CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESSES; CHAPTER C, ADMINISTRATIVE PROCESSES; CHAPTER G, DECISION MAKING BODIES; ARTICLE 3 - OVERLAYS & ZONING DISTRICTS: CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDDs); ARTICLE 4 - USE REGULATIONS: CHAPTER A, USER GUIDE AND GENERAL PROVISIONS; CHAPTER B, USE CLASSIFICATION; ARTICLE 5 - SUPPLEMENTARY STANDARDS: CHAPTER A, GENERAL; CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER F, LEGAL DOCUMENTS; CHAPTER G, DENSITY BONUS PROGRAM; ARTICLE 6 - PARKING: CHAPTER A, PARKING; CHAPTER B, LOADING STANDARDS; ARTICLE 7 - LANDSCAPING: CHAPTER B, APPLICABILITY AND APPROVAL PROCESS; CHAPTER C, LANDSCAPE BUFFER AND INTERIOR LANDSCAPING REQUIREMENTS; CHAPTER D, LANDSCAPE STANDARDS; CHAPTER E, EXISTING NATIVE VEGETATION, PROHIBITED AND CONTROLLED PLANT SPECIES; CHAPTER F, INSTALLATION AND MAINTENANCE; CHAPTER G, ENFORCEMENT; ARTICLE 12 - TRAFFIC PERFORMANCE STANDARDS: CHAPTER I, COASTAL RESIDENTIAL EXCEPTION; ARTICLE 16 - AIRPORT REGULATIONS: CHAPTER B, AIRPORT PROTECTION ZONING REGULATIONS GOVERNING AIRPORT HAZARDS; CHAPTER C, AIRPORT LAND USE COMPATIBILITY ZONING REGULATIONS; 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.

21. [Title: INITIATION OF UNIFIED LAND DEVELOPMENT CODE \(ULDC\) AMENDMENT ROUND 2019-01.](#)

Solicit feedback from the Board of County Commissioners on the scheduling of ULDC Amendments that have been prioritized for inclusion in Round 2019-01.

Pages: 563 - 566

Project Manager: Wendy Hernandez

Staff Recommendation: Staff recommends a motion to initiate ULDC Amendments for Round 2019-01.

MOTION: To initiate ULDC Amendment Round 2019-01 based on a list of priority items provided by Staff.

L. COMPREHENSIVE PLAN TEXT AMENDMENTS

M. OTHER ITEMS**22. [Title: Civic Site cash out request acreage added to Andaluca PUD](#)**

The Andaluca PUD is located just south of Lake Worth Road on the east side of Lyons Road, contains 67.77 acres and is currently under construction. The 2% civic dedication requirement would only yield a 1.35 acre civic site which was too small for County use and was therefore not required when Andaluca was approved. 13.45 acres of land north of the PUD owned by Sheldon Rubin is proposed to be added to the PUD. Staff recommends that the civic site cash out requirement for this PUD only be applied to the newly added land area. Based upon Mr. Rubin's sales price for his 13.45 acres, the civic site cash out requirement of .3 acre for the acreage added to Andaluca PUD is \$107,063.

Pages: 567-569

Project Manager: Peter Banting

Staff Recommendation: PREM recommends approval of the request.

MOTION: To approve the Andaluca PUD .3 acre civic site cash-out in the amount of \$107,063 and the funds be allocated to the General Government Civic account (3800-800-3045-2540) for future appropriation toward public facilities in the general area.

END OF REGULAR AGENDA**OTHER DEPARTMENT ITEMS****A. PURCHASING CONTRACT****B. DEPARTMENT UPDATE****C. ENGINEERING ITEM****COMMENTS****A. COUNTY ATTORNEY****B. ZONING DIRECTOR**

C. PLANNING DIRECTOR

23. [Title: County's Reinstatement into the Multi-Jurisdictional Issues Coordination Forum](#)

Pages: 570-573

Staff Recommendation: Staff recommends approval of the request.

MOTION: To adopt a Resolution of the Board of County Commissioners of Palm Beach County, Florida, rescinding Resolution 2011-1094.

D. EXECUTIVE DIRECTOR

E. ASSISTANT COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT