



**BOARD OF COUNTY COMMISSIONERS
ZONING HEARING**

**AMENDMENTS TO THE AGENDA
June 25, 2020**

AGENDA

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

D. PREVIOUSLY POSTPONED ZONING APPLICATIONS

2.	(12)	ZV/CA-2019-00333 (2005-00327)	Genesis House
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ADD Disclosure Condition 1 to Exhibit C-2, as follows:

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

REGULAR AGENDA

G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

13.	(292-295)	SV/ZV/PDD/CA-2019-01090 (2019-00092)	Lee's Landing PUD
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AMEND Landscape Condition 3, in Exhibit C-3, as follows:

LANDSCAPE – SOUTH PROPERTY LINE ABUTTING PIONEER ROAD

3. Prior to final approval by the Development Review Officer, the R-O-W Buffer shall be upgraded to include:
 - a. Plant Species: The buffer shall include 100% native plant materials, and be FL #1 grade or better;
 - b. Width: Minimum thirty-five (35) feet with maximum five (5) foot easement overlap;
 - c. Trees:
 1. Species Mix: Minimum 2 large and 1 medium tree ~~spaces~~ species. One large species shall be Live Oak;
 2. Quantity: 1 tree for every 20 linear feet;
 3. Planting: Clustering of trees may be allowed pursuant to the ULDC, Article 7;
 4. Height: minimum 16 feet;
 5. Palms and Pines may not be substituted for this requirement.
 - d. Palms or Pines:
 1. Quantity: 1 palm or pine for each 25 lineal feet;
 2. Planting: Clustering of trees may be allowed pursuant to the ULDC, Article 7;

3. Heights: staggered heights with grey trunk minimum 8 feet to 12 feet with an average of 10 feet.
- e. Barrier:
1. A six-foot high vinyl coated chain link fence, with a six-foot hedge located on the exterior side of the fence;
 2. Placement: the fence shall be located ~~a minimum of~~ seven and a half (7.5) feet from the north buffer limits. The fence may meander closer to the Pioneer Road R-O-W where there may be conflict with existing preserved Vegetation as depicted on the Vegetation Disposition Plan.
- f. Shrubs and Ground Cover, one row for each of the following:
1. Ground Cover - one per one linear feet, no fewer than two species;
 2. Small Shrubs – one per one and a half linear feet, no fewer than four species;
 3. Medium Shrubs – one per ~~three~~ two linear feet to be planted in two rows, no fewer than three species;
 4. Large Shrubs – one per ~~four~~ two linear feet, to be planted in a staggered row, no fewer than two species.
- g. All plants installed south of the fence shall be planted and maintained in a naturalistic and meandering pattern, and allowed to grow to their natural state (with appropriate pruning and trimming) so as to establish a ‘forested’ look with a natural understory’. Plants shall not be required where existing native vegetation is to be preserved or would be negatively impacted, provided, however, planting and the maintenance shall be done so as to accomplish maximum vertical growth with dense lateral coverage as an opaque screening of the site improvements. (DRO: ZONING - Zoning)

ADD Landscape Condition 5, in Exhibit C-3, as follows:

LANDSCAPE - GENERAL

5. At time of submittal for Final Approval by the Development Review Officer, Landscape Plan(s) for the Right-of-Way Buffers along Jog Road and Pioneer Road shall be submitted to the Zoning Division for review and approval. In addition to the proposed Landscaping required pursuant to Article 7 and the Conditions of Approval, the Plan(s) shall indicate the location of all vegetation to be preserved and the proposed locations of the relocated vegetation. (DRO: ZONING - Zoning)

REPLACE Site Design Condition 5, in Exhibit C-4, as follows:

5. A prospective off-site directional or community sign for Pioneer Road community (Community Sign) shall be shown on the final site plan along the frontage of Pioneer Road. The site plan shall note that the sign will be allowed only pursuant to a Privately Initiated ULDC Amendment (PIA). If the PIA is enacted prior to issuance of the permit for the on premise sign on Jog Road, the Property Owner shall construct the sign prior to the issuance of the certificate of completion or occupancy for or including the Jog Road on premise sign. The Community Sign shall be consistent with the PIA-adopted code language. No additional signage shall be permitted on the Pioneer Road frontage. (DRO: ZONING - Zoning)

ADD Site Design Condition 6, in Exhibit C-4, as follows:

SITE DESIGN

6. Prior to final approval by the Development Review Officer, the Site Plan shall be amended to add a note to prohibit cross access to the property to the west. (DRO: ZONING - Zoning)



**BOARD OF COUNTY COMMISSIONERS
ZONING HEARING**

THURSDAY JUNE 25, 2020

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**

JUNE 25, 2020

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. [ZV/DOA/CA/W-2019-01438](#) Title: a Development Order Amendment application of Atlantic Avenue Realty Associates LLC, McDonald's USA, L/C by Corporate Property Services Inc., Agent. Request: to reconfigure the Site Plan, to add a use, building and square footage.

Title: a Class A Conditional Use of Atlantic Avenue Realty Associates LLC, McDonald's USA, L/C by Corporate Property Services Inc., Agent. Request: to allow a Type 1 Restaurant with a Drive-through.

Title: a Type 2 Waiver of Atlantic Avenue Realty Associates LLC, McDonald's USA, L/C by Corporate Property Services Inc., Agent. Request: to allow 24 Hour Operations for a Non-Residential Use located within 250 feet of a parcel of land with a Residential Future Land Use designation or Use.

General Location: Northeast corner of Atlantic Avenue and Hagen Ranch Road. **(McDonald's L/C #009-2659 Atlantic and Hagen)** (Control 1973-00039)

Pages: 1 - 1

Project Manager: Carrie Rechenmacher

Size: 23.46 acres ±

BCC District: 5

(affected area 0.96 acres ±)

Staff Recommendation: Staff recommends to postpone 60 days to the August 27, 2020, BCC hearing.

Zoning Commission Recommendation: Postponed to August 6, 2020 Zoning Commission hearing by a vote of 7-0-0.

MOTION: To postpone 60 days to the August 27, 2020, BCC 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

- 2. [ZV/CA-2019-00333](#) Title: a Class A Conditional Use application of Stephanie Dodge by Frogner Consulting Inc., Agent. Request: to allow a Nursing or Convalescent Facility.

General Location: South side of Melaleuca Lane, approximately 450 feet west of Kirk Road. **(Genesis House)** (Control 2005-00327)

Pages: 2 - 24

Conditions of Approval (10 - 12)

Project Manager: Carrie Rechenmacher

Size: 2.88 acres ±

BCC District: 3

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

Zoning Commission Recommendation: Approved a Type 2 Variance by a vote of 7-0-0.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.

MOTION: To adopt a Resolution approving a Class A Conditional Use to allow a Nursing or Convalescent Facility subject to the Conditions of Approval as indicated in Exhibit C-2.

E. ZONING APPLICATIONS - NEW

3. [ABN/DOA/CA-2019-01031](#) Title: a Development Order Abandonment application of Daszkal Bros Properties, LLC by Miller Land Planning, Agent. Request: to abandon a Special Exception for Automobile Service Station and Accessory Mechanical Repair.
Title: a Development Order Amendment of Daszkal Bros Properties, LLC by Miller Land Planning, Agent. Request: to reconfigure the Site Plan, modify uses, add square footage, and restart the Commencement of Development Clock.
Title: a Class A Conditional Use of Daszkal Bros Properties, LLC by Miller Land Planning, Agent. Request: to allow a Type 1 Restaurant with a drive-through.
General Location: Southeast corner of Hypoluxo Road and Military Trail. **(Hypoluxo Trail Center PCD)** (Control 1985-00013)

Pages: 25 - 48

Conditions of Approval (31 - 38)

Project Manager: Cody Sisk

Size: 9.21 acres ±

BCC District: 3

(affected area 0.97 acres ±)

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

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment by a vote of 7-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 7-0-0.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.

MOTION: To adopt a Resolution approving a Development Order Abandonment to abandon a Special Exception for Automobile Service Station and Accessory Mechanical Repair.

MOTION: To adopt a Resolution approving a Development Order Amendment to reconfigure the Site Plan, modify uses, add square footage, and restart the Commencement of Development Clock, subject to Conditions of approval as indicated in Exhibit C-1.

MOTION: To adopt a Resolution approving a Class A Conditional Use to allow a Type 1 Restaurant with a drive-through, subject to the Conditions of Approval as indicated in Exhibit C-2.

- 4. [ZV/DOA-2019-01227](#) Title: a Development Order Amendment application of West Ridge South, Inc. by Schmidt Nichols, Agent. Request: to reconfigure the Site Plan, to add buildings, square footage, uses, and an access point; delete land area; and, amend Conditions of Approval.

General Location: South side of Sandalfoot Boulevard, approximately 685 feet east of US-441/State Road 7. (**Sandalfoot Square**) (Control 1980-00103)

Pages: 49 - 83

Conditions of Approval (59 - 69)

Project Manager: Meredith Leigh

Size: 32.18 acres ±

BCC District: 5

(affected area 2.68 acres ±)

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

Zoning Commission Recommendation: Approved a Type 2 Variance by a vote of 7-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 7-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 7-0-0.

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

MOTION: To adopt a Resolution approving a Development Order Amendment to reconfigure the Site Plan, to add square footage, add an access point and a use, and amend Conditions of Approval for the Mini-Warehouses (Multi-Access Self Service Storage Facility), subject to the Conditions of Approval as indicated in Exhibit C-3.

5. [ZV/PDD/DOA-2019-01902](#) Title: an Official Zoning Map Amendment application of Bethesda Health Inc by Urban Design Kilday Studios, Agent. Request: to rezone from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Development Order Amendment of Bethesda Health Inc by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan; add square footage and buildings; add land area; and, to restart the commencement clock.

General Location: Northeast corner of Boynton Beach Boulevard and State Road 7. **(Bethesda West Hospital)** (Control 2006-00011)

Pages: 84 - 134

Conditions of Approval (95 - 108)

Project Manager: Ryan Vandenburg

Size: 58.68 acres ±

BCC District: 5

(affected area 60.26 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-2 to C-4.

Zoning Commission Recommendation: Approved a Type 2 Variance by a vote of 7-0-0.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map (with conditions, as amended) by a vote of 7-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment (with conditions, as amended) by a vote of 7-0-0.

MOTION: To adopt a Resolution approving a Official Zoning Map Amendment to rezone from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District, subject to Condition of Approval as indicated in Exhibit C-2.

MOTION: To adopt a Resolution approving a Development Order Amendment to a Planned Development District to reconfigure the Site Plan; add square footage and buildings; add land area; and, to restart the commencement clock, subject to Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a Resolution approving a Development Order Amendment to a Class A Conditional Use to reconfigure the Site Plan; add square footage and buildings; add land area; and, to restart the commencement clock, subject to Conditions of Approval as indicated in Exhibit C-4.

- 6. [CA-2020-00253](#) Title: a Class A Conditional Use application of Migrant Association of South Florida Inc., by JMorton Planning & Landscape Architecture, Agent. Request: to allow for Assembly Institutional Non-Profit.

General Location: North side of Boynton Beach Boulevard, approximately 500 feet west of Acme Dairy Road. (**Caridad Center Soup Kitchen**) (Control 1983-00067)

Pages: 135 - 150

Conditions of Approval (140 - 140)

Project Manager: Ryan Vandenburg

Size: 6.70 acres ±

BCC District: 5

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

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.

MOTION: To adopt a Resolution approving a Class A Conditional Use to allow for Assembly Institutional Non-Profit, subject to the Conditions of Approval as indicated in Exhibit C.

F. CORRECTIVE RESOLUTIONS

- 7. [CRB-2020-00881](#) Title: a Corrective Resolution application of TJAC Palmetto Park, LLC by Perry & Taylor PA, Agent. Request: to correct the Legal Description as contained in Resolution R-2020-00331.

General Location: Southwest corner of Palmetto Park Road and Powerline Road. (**US Cigar Exchange**) (Control 1981-00115)

Pages: 151 - 152

Project Manager: Brenya Martinez

Size: 48.59 acres ±

BCC District: 4

Staff Recommendation: Staff recommends approval of the request.

MOTION: To adopt a Resolution to correct the Legal Description as contained in Resolution R-2020-00331.

- 8. [CRB-2020-00947](#) Title: a Corrective Resolution application of Hatzlacha WP Holdings LLC by WGINC, Agent. Request: to correct Conditions of Approval as contained in Resolution R-2020-00346.

General Location: Northwest corner of Hypoluxo Road and Lyons Road. (**Windsor Place MXP**) (Control 2003-00079)

Pages: 153 - 154

Project Manager: Carrie Rechenmacher

Size: 40.00 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request.

MOTION: To adopt a Resolution to correct a Condition of Approval as contained in Resolution R-2020-0346.

G. ABANDONMENTS

- 9. [ABN/ABN-2019-02195](#) Title: a Development Order Abandonment application of Eglise Evangelique Baptiste Par La Foi, Inc. - Jean Clermont by Master Plan Inc., Agent. Request: to abandon a Class A Conditional Use to allow a Place of Worship.

General Location: East side of Military Trail, approximately 485 feet south of Westgate Avenue. (**Eglise Evangelique Baptiste Par La Foi**) (Control 1980-00228)

Pages: 155 - 158

Project Manager: Brenya Martinez

Size: 2.65 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the request.

Zoning Commission Recommendation: Approved a Development Order Abandonment by a vote of 7-0-0.

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

G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

10. [SCA-2020-00008](#) Title: Boynton Beach Assisted Living Facility, Small Scale Land Use Amendment application of RAC Alternative Investments LLC - Troy M Cox, HDRS, LLC by NARR CONSTRUCTION SERVICES LLC, Agent. Request: To change a future land use designation from Commercial Low with an underlying Low Residential, 3 units per acre (CL/3) to Commercial Low-Office with an underlying Congregate Living Residential General Location: South side of Woolbright Road, west of Jog Road (**Boynton Beach Assisted Living Facility**) (Control 2006-00305)

Pages: 159 - 189

Conditions of Approval (164 - 164)

Project Manager: Jerry Lodge

Size: 3.59 acres ±

BCC District: 5

Staff Recommendation: To change a future land use designation from Commercial Low with an underlying Low Residential, 3 units per acre (CL/3) to Commercial Low Office with an underlying Congregate Living Residential (CL-O/CLR)with conditions.

Planning Commission Recommendation: Approval with conditions, with a vote of 12-0 at the March 13, 2020 Planning Commission Public Hearing.

MOTION: To adopt an ordinance to change a future land use designation from Commercial Low with an underlying Low Residential, 3 units per acre (CL/3) to Commercial Low-Office with an underlying Congregate Living Residential (CL-O/CLR) with conditions.

11. [Z/CA-2019-00515](#) Title: an Official Zoning Map Amendment application of RAC Alternative Investments, LLC, HDRS, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Multifamily Residential (RM) Zoning District. Title: a Class A Conditional Use of RAC Alternative Investments, LLC, HDRS, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Type 3 Congregate Living Facility.
- General Location: South side of Woolbright Road, approximately 200 feet west of Jog Road. **(CERTUS Premier Memory Care at Boynton Beach)** (Control 2006-00305)

Pages: 190 - 215

Conditions of Approval (198 - 200)

Project Manager: Travis Goodson

Size: 3.59 acres ±

BCC District: 5

DISCLOSURE

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

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.

MOTION: To adopt a Resolution approving an Official Zoning Map Amendment to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Multifamily Residential (RM) 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 Type 3 Congregate Living Facility, subject to the Conditions of Approval as indicated in Exhibit C-2.

12. [SCA-2020-00001](#) Title: Lee's Landing PUD, Small Scale Land Use Amendment application of James Baroni, Tairon Coronel, James Gelsomino, Mary Baroni, Arelis Coronel, Brandon Rinker, Colleen Gelsomino by Schmidt Nichols, Agent. Request: To change a future land use designation from Low Residential, 1 unit per acre (LR-1) to Congregate Living Residential with an underlying Low Residential, 1 unit per acre (CLR/1)

General Location: Northwest corner of Jog Road and Pioneer Road (**Lee's Landing PUD**) (Control 2019-00092)

Pages: 216 - 278

Conditions of Approval (222 - 222)

Project Manager: Stephanie Gregory

Size: 9.33 acres ±

BCC District: 2

Staff Recommendation: To change a future land use designation from Low Residential, 1 unit per acre (LR-1) to Congregate Living Residential with an underlying Low Residential, 1 unit per acre (CLR/1) with conditions.

Planning Commission Recommendation: Denial, the failure to pass an affirmative vote resulted in a denial at the March 13, 2020 Planning Commission Public Hearing.

MOTION: To adopt an ordinance to change a future land use designation from Low Residential, 1 unit per acre (LR-1) to Congregate Living Residential with an underlying Low Residential, 1 unit per acre (CLR/1).

13. [SV/ZV/PDD/CA-2019-01090](#) Title: an Official Zoning Map Amendment application of James Baroni, Rinker Companies, LLC, Mary Baroni, Arelis Coronel, Tairon Coronel, James Gelsomino, Colleen Gelsomino by Schmidt Nichols, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.
Title: a Class A Conditional Use of James Baroni, Rinker Companies, LLC, Mary Baroni, Arelis Coronel, Tairon Coronel, James Gelsomino, Colleen Gelsomino by Schmidt Nichols, Agent. Request: to allow a Type 3 Congregate Living Facility.
General Location: Northwest corner of Jog Road and Pioneer Road. **(Lee's Landing PUD)** (Control 2019-00092)

Pages: 279 - 330

Conditions of Approval (288 - 295)

Project Manager: Ryan Vandenburg

Size: 9.33 acres ±

BCC District: 2

DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-3 and C-4.

Zoning Commission Recommendation: Approved Subdivision Variance by a vote of 5-1-1.

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

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

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

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from Agricultural Residential (AR) Zoning District to Planned Unit Development (PUD) Zoning District, subject to Conditions of Approval as indicated in Exhibit C-3.

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-4.

H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

14. [ABN/Z-2019-01611](#) Title: a Development Order Abandonment application of Southeast Investments of Palm Beach County Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to abandon a Special Exception to allow Farm Implement Sales and Service.

Title: an Official Zoning Map Amendment of Southeast Investments of Palm Beach County Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District.

General Location: Northeast corner of Atlantic Avenue and State Road 7. (**Young Property North**) (Control 1976-00133)

Pages: 331 - 344

Conditions of Approval (336 - 337)

Project Manager: Ryan Vandenburg

Size: 12.77 acres ±

BCC District: 5

DISCLOSURE

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

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment by a vote of 7-0-0.

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 Farm Implement Sales and Service.

MOTION: To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District, subject to a Conditional Overlay Zone (COZ) and Conditions of Approval as indicated in Exhibit C.

J. ZONING APPLICATIONS - NEW**K. COMPREHENSIVE PLAN TEXT AMENDMENTS****L. ULDC AMENDMENTS**

15. [PIA-2019-02346](#) Title: a Privately Initiated Code Amendments (Site Specific) application of Fort Lauderdale Rescue Tabernacle, Inc. - Michael Brown by G.L. Acquisitions Corporation, Agent. Request: to amend specific sections of the Unified Land Development Code (ULDC), concurrent with modifications to the Comprehensive Plan, to Articles 3.C Standard Districts, 3.E Planned Development District, and 7 Landscaping for Faith Farm Ministries. The modifications would allow the development to include split zoning of IPF and AGR-PUD, and to provide an exemption from the perimeter landscape buffer requirements for the property with split zoning.

General Location: Approximately 1/4 mile north of Boynton Beach Blvd, on the east side of SR 7 (US 441). (Control 1994-00073)

Pages: 345 - 355

Project Manager: Wendy Hernandez

Size: 87.28 acres ±

BCC District: 5

Staff Recommendation: Staff is in support of the proposed modifications to the ULDC as described in Exhibit B. Staff recommends a motion to approve the Request for Permission to Advertise for Final Adoption on August 27, 2020.

Land Development Regulations Advisory Board (LDRAB): On May 27, 2020 the LDRAB recommended approval of the ULDC amendments with a vote of 14-1.

Land Development Regulation Commission (LDRC): On May 27, 2020 the LDRC determined that the amendment was consistent with the Comprehensive Plan with a vote of 15-0.

MOTION: To approve the Request for Permission to Advertise for Final Adoption on August 27, 2020, AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: A PRIVATELY INITIATED AMENDMENT TO ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS: CHAPTER C, STANDARD DISTRICTS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); ARTICLE 7 - LANDSCAPING: CHAPTER C, LANDSCAPE BUFFER AND INTERIOR LANDSCAPE REQUIREMENTS; 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.

16. [Title: FIRST READING - UNIFIED LAND DEVELOPMENT CODE \(ULDC\) AMENDMENT LANDSCAPE SERVICE IN AGR-PUD ZONING DISTRICT PRESERVE AREAS](#)

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. 4, Landscape Service in AGR-PUD Zoning District Preserve Areas

Exhibit B AGR Tier Analysis and Locations for AGR-PUD Preserves

Pages: 356 - 390

Project Manager: Wendy Hernandez

Staff Recommendation: Staff recommends approval of First Reading and Advertise for Adoption Hearing of the ULDC Amendment Landscape Service in AGR-PUD Zoning District Preserve Areas for July 30, 2020.

Land Development Regulation Advisory Board (LDRAB) Recommendation: On May 27, 2020, the LDRAB recommended approval of the proposed ULDC amendment with a vote of 16-0.

Land Development Regulation Commission (LDRC) Determination: On May 27, 2020, the LDRC found the proposed ULDC amendment consistent with the Comprehensive Plan with a vote of 15-0.

BCC Public Hearing: On May 28, 2020, the BCC approved the Request for Permission to Advertise for First Reading on June 25, 2020, with a vote of 7-0.

MOTION: To approve on First Reading and Advertise for Adoption Hearing of the ULDC Amendment Landscape Service in AGR-PUD Zoning District Preserve Areas, for July 30, 2020: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067 AS AMENDED, AS FOLLOWS: ARTICLE 4 - USE REGULATIONS: CHAPTER B, USE CLASSIFICATION; 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.

17. [Title: REQUEST FOR PERMISSION TO ADVERTISE - UNIFIED LAND DEVELOPMENT CODE \(ULDC\) AMENDMENT ROUND 2020-01](#)

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 Art. 2, Administrative Modifications

Exhibit B Art. 2, Residential Type 1 Variances

Exhibit C Art. 3, Palm Beach International Airport Overlay Landscaping, Notification, and Noise

Exhibit D Art. 3, Zero Lot Line Residential Uses

Exhibit E Art. 3 and 4, Plan Requirements for Planned Development Districts

Exhibit F Art. 4, Commercial Recreation Zoning District with Rural Residential Future Land Use Designation

Exhibit G Art. 4, Mobile Retail Sales

Exhibit H Art. 5, Workforce Housing Program Low-Income Category Rental Requests

Exhibit I Art. 1, 3, 4, and 6, Parking Reference Glitch Corrections

Pages: 391 - 458

Project Manager: Wendy Hernandez

Staff Recommendation: Staff recommends a motion to approve the Request for Permission to Advertise for First Reading of the ULDC Amendment Round 2020-01 for July 30, 2020.

Land Development Regulation Advisory Board (LDRAB): On February 26, 2020 and May 27, 2020, the LDRAB recommended approval of the proposed amendments with multiple votes.

Land Development Regulation Commission (LDRC) Determination: On May 27, 2020, the LDRC found the proposed ULDC amendments to be consistent with the Comprehensive Plan with a vote of 15-0.

MOTION: To approve the Request for Permission to Advertise for First Reading of the ULDC Amendment Round 2020-01, for July 30, 2020: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: ARTICLE 1 - GENERAL PROVISIONS: CHAPTER H, DEFINITIONS AND ACRONYMS; ARTICLE 2 - APPLICATION PROCESSES AND PROCEDURES: CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESSES; CHAPTER C, ADMINISTRATIVE PROCESSES; ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS: CHAPTER B, OVERLAYS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); ARTICLE 4 - USE REGULATIONS: CHAPTER A, USER GUIDE AND GENERAL PROVISIONS; CHAPTER B, USE CLASSIFICATION; ARTICLE 5 - SUPPLEMENTARY STANDARDS: CHAPTER G, DENSITY BONUS PROGRAMS; ARTICLE 6 - PARKING, LOADING, AND CIRCULATION: CHAPTER B, PARKING AND LOADING; CHAPTER E, LOADING STANDARDS; 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.

M. OTHER ITEMS

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

D. EXECUTIVE DIRECTOR

E. ASSISTANT COUNTY ADMINISTRATOR

F. COMMISSIONERS

ADJOURNMENT