



**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING  
RESULT LIST**

**June 25, 2020**

<u>Agenda &amp; Application #'s</u>	<u>Applicant &amp; Request</u>	<u>Vote</u>
<b>POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA - ZONING APPLICATIONS</b>		
1. ZV/DOA/CA/W-2019-01438 McDonald's L/C #009-2659 Atlantic and Hagen  Control#: 1973-00039	Atlantic Avenue Realty Associates LLC, McDonald's USA, L/C  DOA: to reconfigure the Site Plan, to add a use, building and square footage. CA: to allow a Type 1 Restaurant with a Drive-through. W: 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. Board Decision: Postponed to August 27, 2020 by a vote of 7-0-0.	7-0-0
<b>CONSENT AGENDA - ZONING APPLICATIONS</b>		
2. ZV/CA-2019-00333 Genesis House Control#: 2005-00327	Stephanie Dodge  CA: to allow a Nursing or Convalescent Facility. Board Decision: Approved a Class A Conditional Use (with conditions) by a vote of 7-0-0.	7-0-0
3. ABN/DOA/CA-2019-01031 Hypoluxo Trail Center PCD  Control#: 1985-00013	Daszkal Bros Properties, LLC  ABN: to abandon a Special Exception for Automobile Service Station and Accessory Mechanical Repair. Board Decision: Approved a Development Order Abandonment by a vote of 7-0-0.  DOA: to reconfigure the Site Plan, modify uses, add square footage, and restart the Commencement of Development Clock. Board Decision: Approved a Development Order Amendment (with conditions) by a vote of 7-0-0.  CA: to allow a Type 1 Restaurant with a drive-through. Board Decision: Approved a Class A Conditional Use (with conditions) by a vote of 7-0-0.	7-0-0  7-0-0  7-0-0
4. ZV/DOA-2019-01227 Sandalfot Square  Control#: 1980-00103	West Ridge South, Inc.  DOA: 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. Board Decision: Approved a Development Order Amendment (with conditions) by a vote of 7-0-0.  DOA: 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) Board Decision: Approved a Development Order Amendment (with conditions) by a vote of 7-0-0.	7-0-0  7-0-0
5. ZV/PDD/DOA-2019-01902 Bethesda West Hospital  Control#: 2006-00011	Bethesda Health Inc  PDD: to rezone from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. Board Decision: Approved an Official Zoning Map Amendment (with conditions) by a vote of 7-0-0.  DOA: to a Planned Development District to reconfigure the Site Plan; add square footage and buildings; add land area; and, to restart the commencement clock Board Decision: Approved a Development Order Amendment (with conditions) by a vote of 7-0-0.  DOA: 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 Board Decision: Approved a Development Order Amendment (with conditions) by a vote of 7-0-0.	7-0-0  7-0-0  7-0-0
6. CA-2020-00253 Caridad Center Soup Kitchen Control#: 1983-00067	Migrant Association of South Florida Inc.,  CA: to allow for Assembly Institutional Non-Profit. Board Decision: Approved a Class A Conditional Use (with conditions) by a vote of 7-0-0.	7-0-0



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7. CRB-2020-00881 US Cigar Exchange Control#: 1981-00115	TJAC Palmetto Park, LLC CRB: to correct the Legal Description as contained in Resolution R-2020-00331. Board Decision: Approved a Corrective Resolution by a vote of 7-0-0.	7-0-0
8. CRB-2020-00947 Windsor Place MXP Control#: 2003-00079	Hatzlacha WP Holdings LLC CRB: to correct Conditions of Approval as contained in Resolution R-2020-00346. Board Decision: Approved a Corrective Resolution by a vote of 7-0-0.	7-0-0
9. ABN/ABN-2019-02195 Eglise Evangelique Baptiste Par La Foi Control#: 1980-00228	Eglise Evangelique Baptiste Par La Foi, Inc. - Jean Clermont ABN: to abandon a Class A Conditional Use to allow a Place of Worship. Board Decision: Approved a Development Order Abandonment by a vote of 7-0-0.	7-0-0
<b>REGULAR AGENDA - ZONING APPLICATIONS</b>		
10. SCA-2020-00008 Boynton Beach Assisted Living Facility Control#: 2006-00305	RAC Alternative Investments LLC - Troy M Cox, HDRS, LLC SCA: 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 Board Decision: Approved Boynton Beach Assisted Living Facility, Small Scale Land Use Amendment (with conditions) by a vote of 7-0-0.	7-0-0
11. Z/CA-2019-00515 CERTUS Premier Memory Care at Boynton Beach Control#: 2006-00305	RAC Alternative Investments, LLC, HDRS, LLC Z: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Multifamily Residential (RM) Zoning District. Board Decision: Approved an Official Zoning Map Amendment (with conditions) by a vote of 7-0-0.  CA: to allow a Type 3 Congregate Living Facility. Board Decision: Approved a Class A Conditional Use (with conditions) by a vote of 7-0-0.	7-0-0   7-0-0
12. SCA-2020-00001 Lee's Landing PUD Control#: 2019-00092	James Baroni, Tairon Coronel, James Gelsomino, Mary Baroni, Arelis Coronel, Brandon Rinker, Colleen Gelsomino SCA: 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) Board Decision: Postponed to September 24, 2020 by a vote of 7-0-0.	7-0-0
13. SV/ZV/PDD/CA-2019-01090 Lee's Landing PUD Control#: 2019-00092	James Baroni, Rinker Companies, LLC, Mary Baroni, Arelis Coronel, Tairon Coronel, James Gelsomino, Colleen Gelsomino PDD: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District. CA: to allow a Type 3 Congregate Living Facility. Board Decision: Postponed to September 24, 2020 by a vote of 7-0-0.	7-0-0
14. ABN/Z-2019-01611 Young Property North Control#: 1976-00133	Southeast Investments of Palm Beach County Inc. ABN: to abandon a Special Exception to allow Farm Implement Sales and Service. Z: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District. Board Decision: Postponed to July 30, 2020 by a vote of 7-0-0.	7-0-0



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**REGULAR AGENDA - ULDC AMENDMENTS**

15.	PIA-2019-02346 <b>Faith Farm</b>	Fort Lauderdale Rescue Tabernacle, Inc. - Michael Brown  <b>PIA:</b> 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.  <b>Control#: 1994-00073</b>	7-0-0
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16.	<b>TITLE:</b> FIRST READING - UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT LANDSCAPE SERVICE IN AGR-PUD ZONING DISTRICT PRESERVE AREAS  <b>MOTION:</b>	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.  <b>Board Decision:</b> Approved on First Reading and advertise for Adoption hearing on July 30, 2020 by a vote of 7-0-0.	7-0-0
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17.	<b>TITLE:</b> REQUEST FOR PERMISSION TO ADVERTISE - UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2020-01  <b>MOTION:</b>	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.  <b>Board Decision:</b> Approved by a vote of 7-0-0.	7-0-0
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**END OF RESULT LIST**