



**AMEND** Property & Real Estate Management Condition 1 of Exhibit C, as follows:

**PROPERTY & REAL ESTATE MANAGEMENT**

1. Previous O Condition 1 of Resolution R-2003-330, Control No.2002-00052, which currently states:

....

The 3.18 acre civic site shall be limited to a Type 2 Congregate Living Facility for a maximum of 12 residents. (ONGOING/DRO: CODE -ENF/ PREM - PREM)

8. (236-240) SV/ZV/ABN/PDD/CA/TDR-2017-01999 Lenox North Beach  
(Control Number: 1978-00261)

**ADD** Environmental Condition 1 of Exhibit C-2, as follows:

**ENVIRONMENTAL**

1. Prior to the approval by the DRO, a Phase II Environmental Audit shall be submitted to the Department of Environmental Resources management. The testing shall focus on the areas of future residential uses for the site. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

**DELETE:** SCHOOL BOARD Condition of Approval 3.



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

**THURSDAY AUGUST 2, 2018**

**9:00 A.M.**

**Vista Center, Ken Rogers Hearing Room, VC-1W-47  
2300 N Jog Rd, West Palm Beach, 33411**

**CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication
- F. Adoption of the Minutes
- G. Swearing In
- H. Disclosures

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**COMMENTS**

**ADJOURNMENT**

Web address: [www.pbcgov.com/pzb/](http://www.pbcgov.com/pzb/)

*Disclaimer: Agenda subject to changes at or prior to the public hearing.*



**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**

**AUGUST 2, 2018**

**CALL TO ORDER**

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, and Pledge of Allegiance
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N Jog Rd, West Palm Beach, 33411, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on accepting, rejecting, or modifying the recommendations of staff regarding other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing in the 6th Floor, Jane Thompson Memorial Chambers, 301 N Olive Ave, West Palm Beach, 33401, at 9:30 A.M. on Thursday, August 23, 2018 to take final action on the applications listed below regarding Official Zoning Map Amendments (rezoning), Class A Conditional Uses, Requested Uses, Planned Developments, Development Order Amendments, Waiver Requests and Administrative Inquiries.

- D. Notice:

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Chair, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- E. Proof of Publication - Motion to receive and file.
- F. [Adoption of the Minutes](#)
- G. Swearing In - County Attorney
- H. Disclosures

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

**B. REMANDS**

**C. WITHDRAWALS**

**END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

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

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

1. [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 application 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 1 - 22

Conditions of Approval Pages (8 - 12)

Project Manager: Carlos Torres

Size: 3.28 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 17 Conditions of Approval as indicated in the Exhibit C-1, and 8 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of the Development Order Abandonment to abandon the Class A Conditional Use to allow a Voluntary Design Bonus of 19 units in the Medium Residential.

**MOTION:** To recommend approval of a Class A Conditional Use to allow Workforce Housing (WFH) in excess of 50 percent, subject to the Conditions of Approval in Exhibit C-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Transfer of Development Rights (TDR) of more than two dwelling units per acre, for a total of 13 units subject to the Conditions of Approval in Exhibit C-2.

**D. ZONING APPLICATIONS - NEW**

2. [Z-2018-00121](#) Title: an Official Zoning Map Amendment application of Jane Dixon, Gary Brown by Miller Land Planning, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District. General Location: Northeast corner of Seminole Pratt Whitney Road and Southern Boulevard. **(Entrada Commons)** (Control 2017-00047)

Pages 23 - 41

Conditions of Approval Pages (28 - 28)

Project Manager: Meredith Leigh

Size: 5.38 acres ±

BCC District: 6

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

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Community Commercial (CC) Zoning District with a Conditional Overlay Zone (COZ), subject to the Conditions of Approval as indicated in Exhibit C-1.

3. [Z/CA-2017-01817](#) Title: an Official Zoning Map Amendment application of Barbara Kamhi, Wellery Delray, LLC by iPlan and Design LLC, Agent. Request: to allow a rezoning from Agricultural Residential (AR) Zoning District to Multifamily Residential (RM) Zoning District. Title: a Class A Conditional Use application of Barbara Kamhi, Wellery Delray, LLC by iPlan and Design LLC, Agent. Request: to allow a Type 3 Congregate Living Facility. General Location: Approximately 600 feet south of Lake Ida Road on the west side of Sims Road. **(Wellery Senior Living Community)** (Control 2017-00128)

Pages 42 - 71

Conditions of Approval Pages (50 - 53)

Project Manager: Lorraine Fuster

Size: 4.90 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1; and, 14 Conditions of Approval as indicated in Exhibit C-2.

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

**MOTION:** To recommend approval of 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.

4. [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 72 - 105

Conditions of Approval Pages (79 - 90)

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.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan, subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to add children for a General Day Care use; and, to modify and/or delete Conditions of Approval (Use Limitations), subject to the Conditions of Approval as indicated in Exhibit C-2.

**E. CORRECTIVE RESOLUTIONS**

**F. ABANDONMENTS**

**END OF CONSENT AGENDA**

**REGULAR AGENDA****A. ITEMS PULLED FROM CONSENT****B. STATUS REPORTS****C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

5. [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 application 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 106 - 150

Conditions of Approval Pages (115 - 121)

Project Manager: Carrie Rechenmacher

Size: 8.89 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1; and 25 Conditions of Approval as indicated in Exhibit C-2.

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

**MOTION:** To recommend approval a Development Order Amendment to add land area; delete units; reconfigure the Master Plan, and modification of conditions (Architecture, Landscape, Planning) subject to Conditions of Approval as indicated in Exhibit C-2.

**D. ZONING APPLICATIONS - NEW**

6. [ZV-2018-00758](#) Title: a Type 2 Variance application of Polo Trace Golf Club, LLLP by G.L. Homes, Agent. Request: to allow an increase in Building Coverage for single story Single Family units.

General Location: Approximately 0.60 miles north of Lake Ida Road on the west side of Hagen Ranch Road. (**Polo Trace II PUD**) (Control 1993-00057)

Pages 151 - 184

Conditions of Approval Pages (157 - 158)

Project Manager: Donna Adelsperger

Size: 131.28 acres ±

BCC District: 5

Staff Recommendation: Staff recommends denial of the request.

**MOTION:** To adopt a resolution denying a Type 2 Variance to allow an increase in Building Coverage for single story Single Family units.

7. [DOA-2018-00800](#) Title: a Development Order Amendment application of Childrens Place at Home Safe Inc. by Urban Design Kilday Studios, Agent. Request: to modify Conditions of Approval (Property and Real Estate Management, Planned Unit Development). General Location: On the east and west sides of Lyons Road, approximately 0.75 miles south of Southern Boulevard. **(Agradex/Lyons Road PUD)** (Control 2002-00052)

Pages 185 - 208

Conditions of Approval Pages (190 - 199)

Project Manager: Lorraine Fuster

Size: 157.55 acres ±

BCC District: 2

(affected area 3.18 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 58 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Development Order Amendment to modify Conditions of Approval (Property and Real Estate Management and Planned Unit Development), subject to the Conditions of Approval as indicated in Exhibit C.

8. [SV/ZV/ABN/PDD/CA/TDR-2017-01999](#) Title: a Subdivision Variance application of Fairway North Beach LLC by Urban Design Kilday Studios, Agent. Request: to allow access onto a major street.

Title: a Development Order Abandonment application of Fairway North Beach LLC by Urban Design Kilday Studios, Agent. Request: to abandon a Special Exception to allow a Planned Commercial Development.

Title: an Official Zoning Map Amendment application of Fairway North Beach LLC by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Commercial General (CG) Zoning District to the Planned Unit Development (PUD) Zoning District.

Title: a Class A Conditional Use application of Fairway North Beach LLC by Urban Design Kilday Studios, Agent. Request: to allow Workforce Housing density bonus in excess of 50 percent; and, to allow the Transfer of Development Rights for 11 units and to designate this application as a receiving area.

General Location: Northwest corner of U.S. Highway 1 and Juno Road. **(Lenox North Beach)** (Control 1978-00261)

Pages 220 - 293

Conditions of Approval Pages (235 - 243)

Project Manager: Carlos Torres

Size: 11.14 acres ±

BCC District: 1

Staff Recommendation: Staff Recommends approval of the requests subject to 6 Conditions of Approval as indicated on Exhibit C-1; 28 Conditions of Approval as indicated on Exhibit C-2; 2 Conditions of Approval as indicated on Exhibit C-3; and, 8 Conditions of Approval as indicated on Exhibit C-4.

**MOTION:** To adopt a resolution approving a Subdivision Variance to allow access onto a major street subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** to recommend approval of a Development Order Abandonment to abandon a Special Exception to allow a Planned Commercial Development.

**MOTION:** to recommend approval of a Official Zoning Map amendment to allow a rezoning from Commercial General (CG) Zoning District to a Planned Unit Development (PUD) Zoning District.

**MOTION:** to recommend approval of a Class A Conditional Use to allow a Workforce Housing density bonus in excess of 50 percent. **MOTION:** to recommend approval of a Class A Conditional Use to allow a Transfer of Development Rights for 11 units and to designate this application as a receiving area.

**E. SUBDIVISION VARIANCE**

**F. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**
- C. PLANNING DIRECTOR**
- D. EXECUTIVE DIRECTOR**
- E. COMMISSIONERS**

**ADJOURNMENT**

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