

After publication of the Staff Report, it was determined that a Medical Office was not previously approved as a Requested Use under Resolution R-2014-0884, and therefore is not needed for the motion or request.

REVISED MOTION to read as follows:

To recommend approval of a Development Order Abandonment to abandon Requested Uses to allow a General Daycare and a Type II Restaurant.

AMEND Landscape Condition 5 of Exhibit C, as follows:

LANDSCAPE - PERIMETER - EAST PROPERTY LINE

....

Is hereby amended to read:

In addition to code requirements, the Right of Way Landscape Buffer, shall be upgraded ~~as follow;~~ to include

~~a. A minimum of 40 feet wide Landscape Buffer.~~

~~ba. One one (1) Canopy Tree for each twenty (20) linear feet of the property line.~~

(DRO/BLDGPMT: ZONING - Zoning)

DELETE Landscape Condition 8 of Exhibit C.

MOVE FROM REGULAR AGENDA TO CONSENT

- | | | | |
|-----|-----------|------------------------------------|--|
| 9. | (213-235) | ZV-2018-01343
(1981-00139) | Avalon Trails at Villages of Oriole
PUD |
| 10. | (245-246) | PDD/DOA-2018-00389
(2005-00014) | Monticello AGR-PUD |

AMEND Engineering Condition 1.a. of Exhibit C-2, as follows:

....

Is hereby amended to read:

....

a. No Building Permits for the site may be issued after ~~December 31, 2018~~ October 22, 2026. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request.

....

(248)

DELETE Engineering Condition 18 of Exhibit C-2, and renumber accordingly.

AMEND Engineering Condition 19 of Exhibit C-2, as follows:

....

Is hereby amended to read:

Prior to issuance of the first building permit for residential units for sale, the property owner shall re-plate the project in accordance with Article 11. (BLDGPM T: MONITORING - Engineering)

....

(250)

DELETE Engineering Condition 26 of Exhibit C-2, and renumber accordingly.

(252)

DELETE Health Conditions 1-4 of Exhibit C-2.

(254-258)

AMEND Planning Condition 1 of Exhibit C-2, as follows:

12. (427-428) PDD/CA-2018-00146 Lake Worth Royale
(2017-00194)

ADD Engineering Condition 10 of Exhibit C, as follows:

10. Prior to the issuance of the first certificate of occupancy, the east/west roadway connecting Hooks Road to Polo Road shall be constructed. In lieu of construction, the Property Owner may provide an acceptable surety to the Engineering Department equal to 25% of the total cost of the roadway construction, including but not limited to right of way acquisition costs and utility relocations, based on an acceptable Certified Cost Estimate provided by the Property Owner's Engineer as approved by the County Engineer. (BLDGPM/CO: MONITORING – Engineering)

AMEND Planning Conditions 2 - 4 of Exhibit C, as follows:

2. Per LGA 2018-015, condition 2.a, The residential development shall include the purchase and construction of fifty-one (51) TDR units. The TDR units shall be purchased prior to issuance of first building permit. (BLDGPM/CO: MONITORING - Planning)
3. Per LGA 2018-015, condition 3 ~~2~~, a, ~~b~~ and b. e, The residential Zoning development order shall require at least 19% ~~(74 units)~~ of the total residential density as workforce housing units subject to the following requirements:
 - a~~b~~. The property owner shall provide these workforce housing units on site, and between 60- 140% of the Area Median Income ranges for the County, in four ranges (60-80%, >80 -100%, >100 - 120%, and >120 – 140%); and
 - b~~e~~. These workforce housing units shall be provided in unit types that have 2 bedrooms or greater. (ONGOING: PLANNING - Planning)
4. Per LGA 2018-015, condition 4 ~~3~~, Vehicular and pedestrian connections shall provide cross access to the commercial parcel to the west and a connection to the residential project to the west to provide for connectivity to Polo Road. (ONGOING: PLANNING - Planning)

13. (454) Z/CA-2018-00148 Allie Polo Estates
(2017-00194)

ADD Engineering Condition 7 of Exhibit C-2, as follows:

7. Prior to the issuance of the first certificate of occupancy, the east/west roadway connecting Hooks Road to Polo Road shall be constructed. In lieu of construction, the Property Owner may provide an acceptable surety to the Engineering Department equal to 25% of the total cost of the roadway construction, including but not limited to right of way acquisition costs and utility relocations, based on an acceptable Certified Cost Estimate provided by the Property Owner's Engineer as approved by the County Engineer. (BLDGPM/CO: MONITORING – Engineering)

14. (478-480) ABN/ZV/PDD/W-2018-00775 Boca Raton Golf Course
(1981-00019)

AMEND Engineering Condition 4 of Exhibit C-2, to read as follows:

4. NOISE MITIGATION
 - a. Prior to DRO ~~certification~~ approval of the ~~Preliminary Development~~ Final Master Plan, the Property Owner shall ... landscape buffer, shall be shown on the ~~Preliminary Development~~ Final Master Plan for this site subject to the approval of the County Engineer and Zoning Division. (DRO: ENGINEERING -Engineering)

....

DELETE Engineering Condition 8 of Exhibit C-2, and renumber accordingly.

DELETE Planning Condition 3 of Exhibit C-2, and renumber accordingly.

15. (514) ABN/Z/CA/W-2018-0930 Boca Raton Cell Tower
(1981-00019)

AMEND Property & Real Estate Management Condition 1 of Exhibit C-2, as follows:

1. In the event the County obtains a conditional use approval for development of a tower on the adjacent public civic site, and such conditional use approval provides for the communication infrastructure needed by the City and for which the City sought this tower approval, the City shall agree to abandon this tower approval. (ONGOING: PREM – Prem)

**16. (550-551) Z-2018-00613 Place of Hope
(2018-00030)**

AMEND Landscape-Perimeter Condition 1 of Exhibit C, as follows:

1. PERIMETER LANDSCAPING ALONG THE SOUTH PROPERTY LINE (ABUTTING RESIDENTIAL)
In addition to Code requirements, landscaping along the south property line shall be upgraded to include:
 - a. a minimum six (6) foot high concrete panel wall. Height of the wall shall be measured from the highest grade of the two adjoining properties or from the nearest adjacent finished floor of the proposed structure. Method of measuring height of the wall shall be finalized subject to the review and approval by the Landscape Section to ensure screening effect is achieved for the adjacent property;
 - b. the wall shall be connected to the perimeter wall to the east for Control No. 2016-00142 Lane Outreach Center; and,
 - c. one palm or pine for each for each thirty (30) linear feet of the property line. (BLDGPM/ONGOING: ZONING - Zoning)

AMEND Planning Condition 1 of Exhibit C, as follows:

1. Per SCA-2018-017 condition 1: Vehicular and pedestrian connections shall provide cross access to the property to the east to ensure access to Northlake Boulevard ~~A pedestrian and vehicular cross access shall be provided to the parcel to the east.~~ (DRO/ONGOING: PLANNING - Planning)

AMEND Planning Condition 2 of Exhibit C, as follows:

2. Per SCA-2018-017 Condition 2: Prior to final plan approval by the Development Review Officer, a Unity of Control approved by the County Attorney shall be recorded on the property subject to this amendment and the property to the east that was subject to Amendment Number SCA 2017-004 adopted by Ordinance Number 2017 – 010. The unity of control shall include cross-access between the two properties. Prior to Final site plan approval, a reciprocal cross access easement shall be recorded, as approved by the County Attorney in a location approved by Planning, Zoning and Engineering, and shall be submitted to Planning. ~~(DRO: PLANNING - Planning)~~

AMEND Sign Condition 2 of Exhibit C, as follows:

2. No free standing signage shall be permitted on North Elizabeth Avenue. Directional signage may be permitted. Ground Mounted Freestanding signs fronting on North Elizabeth Road shall be limited as follows:
 - a. ~~maximum sign height – six feet, measured from finished grade to highest point;~~
 - b. ~~maximum sign face area per side – 20 square feet;~~
 - c. ~~maximum number of signs – one; and,~~
 - d. ~~style – monument style only and shall not be backlit.~~
 (BLDGPM/ONGOING: BUILDING DIVISION - Zoning)

ADD Use Limitations Conditions 2 and 3 to Exhibit C, as follows:

2. Hours of business operation shall be limited from 7:00 a.m. to 9:00 p.m. daily. (ONGOING: CODE ENF - Zoning)
3. Prior to Certificate of Occupancy for any building, a minimum six (6) foot high opaque gate with a Knox Box shall be provided on the North Elizabeth Road emergency access and connecting to the landscape buffer wall(s). (CO/ONGOING: ZONING - Zoning)

ADD Architectural Review Condition 1 to Exhibit C, as follows:

1. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Office, Business or Professional shall be consistent with elevations submitted and approved for the Lane Outreach center to the east Control No 2016-00142. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC) and all applicable Conditions of Approval, and all ULDC requirements. (DRO/ONGOING: ZONING - Zoning)

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

THURSDAY OCTOBER 4, 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/

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



AGENDA
PALM BEACH COUNTY ZONING COMMISSION

OCTOBER 4, 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, October 25, 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

- 1. [Z/CA-2017-01996](#) Title: an Official Zoning Map Amendment application of Andrew Podray by Miller Land Planning, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District and Multifamily Residential High Density (RH) Zoning District, to the Multifamily Residential (RM) Zoning District.
General Location: On the east side of Barwick Road, approximately 0.55 miles north of Lake Ida Road. **(Banyan Cove)** (Control 2014-00078)

Pages 1 - 1

Project Manager: Lorraine Fuster

Size: 6.68 acres ±

BCC District: 4

Staff Recommendation: Staff recommends a postponement to Thursday, February 7, 2019.

MOTION: To postpone to Thursday, February 7, 2019.

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

D. ZONING APPLICATIONS - NEW

- 2. [DOA-2018-00609](#) Title: a Development Order Amendment application of Indian Trails Improvement District, Palm Beach County by Cotleur & Hearing Inc., Agent. Request: to reconfigure the Site Plan and modify Conditions of Approval (Engineering).

General Location: West side of 140th Avenue North, approximately 0.4 miles south of Orange Boulevard. (**Acreage Community Park South Expansion**) (Control 2002-00019)

Pages 2 - 18

Conditions of Approval Pages (7 - 9)

Project Manager: Meredith Leigh

Size: 27.76 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 14 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan and modify Conditions of Approval (Engineering) subject to the Conditions of Approval as indicated in Exhibit C.

- 3. [DOA-2018-01148](#) Title: a Development Order Amendment application of King Jesus Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to modify the Master Plan to re-designate a Recreational Pod to Civic Pod.

General Location: East side of Camino Del Mar, approximately 980 feet north of SW 18th Street. (**King Jesus Church**) (Control 1984-00152)

Pages 19 - 46

Conditions of Approval Pages (25 - 33)

Project Manager: Carolina Valera

Size: 1,945.96 acres ±

BCC District: 4

(affected area 1.25 acres ±)

Staff Recommendation: Staff recommends approval of the request, subject to 50 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Amendment to modify the Master Plan to re-designate a Recreational Pod to Civic Pod subject to the Conditions of Approval as indicated in Exhibit C.

4. [ZV-2018-00835](#) Title: a Type 2 Variance application of SFD Lyons, LLC by WGINC, Agent. Request: to modify a Right of Way (R-O-W) Buffer to allow an increase of easement overlap; reduce medium shrubs; and, eliminate groundcover and large shrubs. General Location: Southeast corner of Atlantic Avenue and Lyons Road. **(Feurring Commercial MUPD)** (Control 2013-00213)

Pages 47 - 69

Conditions of Approval Pages (52 - 52)

Project Manager: Carolina Valera

Size: 4.90 acres ±

BCC District: 5

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

MOTION: To adopt a resolution approving Type 2 Variances to modify a Right of Way (R-O-W) Buffer to allow an increase of easement overlap; reduce medium shrubs; and, eliminate groundcover and large shrubs subject to the Conditions of Approval as indicated in Exhibit C.

5. [Z/CA-2018-00549](#) Title: an Official Zoning Map Amendment application of Claude Upthegrove, Lam Kim Van Tr by Gentile Glas Holloway O'Mahoney & Assoc Inc., 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 application of Claude Upthegrove, Lam Kim Van Tr by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow Zero Lot Line Home.

General Location: approximately 300 feet north of the intersection of Jog Road and Wallis road, on the East side of Jog Road. **(Symphony Place)** (Control 2013-00313)

Pages 70 - 88

Conditions of Approval Pages (77 - 79)

Project Manager: Diego Penalosa

Size: 9.53 acres ±

BCC District: 2

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.

MOTION: To recommend approval of 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 recommend approval of a Class A Conditional Use to allow Zero Lot Line home subject to the Conditions of Approval as indicated in Exhibit C-2.

- 6. [ABN/DOA-2018-00739](#) Title: a Development Order Abandonment application of Theodore Winsberg, Gertrude Winsberg, BRP Senior Housing, LLC by Miller Land Planning, Agent. Request: to abandon the Requested Uses for a General Day Care; Medical Office; and, a Type II Restaurant
Title: a Development Order Amendment application of Theodore Winsberg, Gertrude Winsberg, BRP Senior Housing, LLC by Miller Land Planning, Agent. Request: to reconfigure the Site Plan; add residents/beds; and, modify Conditions of Approval (All Petitions, Use Limitations, Architectural Review, Landscape-General, Engineering).
General Location: Northwest corner of Jog Road and Flavor Pict Road. **(Green Cay Village Senior Housing)** (Control 1997-00096)

Pages 89 - 120

Conditions of Approval Pages (95 - 99)

Project Manager: Diego Penalosa

Size: 14.99 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 29 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Abandonment to abandon a Requested Use to allow a General Daycare; Medical Office; and, a Type II Restaurant.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan; add residents/beds; and, modify Conditions of Approval (All Petitions, Use Limitations, Architectural Review, Landscape-General, Engineering) subject to the Conditions of Approval as indicated in Exhibit C.

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

END OF CONSENT AGENDA

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

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 121 - 149

Conditions of Approval Pages (127 - 136)

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 59 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, Planned Unit Development) subject to the Conditions of Approval as indicated in Exhibit C.

8. [ABN/ZV/Z/CA-2017-02003](#) Title: a Development Order Abandonment application of American German Club Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to abandon a Special Exception to allow the expansion of an existing Private Club, Sewage Treatment Plant and On-Site Water Treatment Facility.
- Title: a Type 2 Variance application of American German Club Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to allow for an increase in easement overlap within a Compatibility Buffer; to modify a Right-of-Way (R-O-W) Buffer, to include: width reduction, to eliminate small and medium shrubs, to eliminate trees; eliminate or reduce minimum wall or fence setback, and eliminate or reduce 75 percent planting on the exterior side of a fence or wall; to allow for Drive Aisle width reduction; and, to eliminate a Divider Median within the parking area.
- Title: an Official Zoning Map Amendment application of American German Club Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Institutional and Public Facilities (IPF) the Zoning District.
- Title: a Class A Conditional Use application of American German Club Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to allow an Assembly Membership Nonprofit.
- General Location: Northeast corner of Lantana Road and Myers Road, approximately 870 feet west of Haverhill Road. **(American German Club)** (Control 1981-00148)

Pages 150 - 212

Conditions of Approval Pages (164 - 169)

Project Manager: Carlos Torres

Size: 10.27 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 8 Conditions of Approval as indicated in Exhibit C-1; 1 Condition of Approval as indicated in Exhibit C-2; and, 18 Conditions of Approval as indicated Exhibit C-3.

MOTION: To recommend a Development Order Abandonment to abandon a Special Exception to allow the expansion of an existing Private Club, Sewage Treatment Plant, and On-Site Water Treatment Facility.

MOTION: To adopt a resolution approving a Type 2 Variance to allow for an increase in easement overlap within a Compatibility Buffer; to modify a Right-of-Way (R-O-W) Buffer, to include: width reduction, to eliminate small and medium shrubs, to eliminate trees; eliminate or reduce minimum wall or fence setback, and eliminate or reduce 75 percent planting on the exterior side of a fence or wall; to allow for Drive Aisle width reduction; and, to eliminate a Divider Median within the parking area subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Institutional and Public Facilities (IPF) Zoning District subject to the Condition of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Class A Conditional Use to allow an Assembly Membership Nonprofit subject to the Conditions of Approval as indicated in Exhibit C-3.

D. ZONING APPLICATIONS - NEW

9. [ZV-2018-01343](#) Title: a Type II Variance application of 13FH Avalon LP by Urban Design Kilday Studios, Agent. Request: to allow an increase in building coverage for one-story Zero Lot Line units; and, to reduce the rear setback for Townhouse units.
General Location: North of Atlantic Avenue between Hagen Ranch Road and Jog Road. **(Avalon Trails at Villages of Oriole PUD)** (Control 1981-00139)

Pages 213 - 235

Conditions of Approval Pages (219 - 219)

Project Manager: Meredith Leigh

Size: 448.13 acres \pm

BCC District: 5

(affected area 107.55 acres \pm)

Staff Recommendation: Staff recommends approval of the request subject to 7 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Type 2 Variance to allow an increase in building coverage for one-story Zero Lot Line units; and, to reduce the rear setback for Townhouse units subject to the Conditions of Approval as indicated in Exhibit C.

10. [PDD/DOA-2018-00389](#) Title: an Official Zoning Map Amendment application of Boynton Beach Associates Xxvi Lllp by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.

Title: a Development Order Amendment application of Boynton Beach Associates Xxvi Lllp by G.L. Homes, Agent. Request: to add land area and reconfigure the Master Plan; to modify and delete Conditions of Approval (Engineering, ERM, Landscaping, Planned Development, Planning, PREM, School Board); and, to restart the commencement of development clock.

General Location: Southwest corner of Lyons Road and Flavor Pict Road. **(Monticello AGR-PUD)** (Control 2005-00014)

Pages 236 - 384

Conditions of Approval Pages (244 - 261)

Project Manager: Carrie Rechenmacher

Size: 658.41 acres \pm

BCC District: 5,6

Staff Recommendation: Staff recommends approval of the requests to 1 Condition of Approval as indicated in Exhibit C-1; and 60 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 Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment to modify and delete Conditions of Approval (Engineering, ERM, Landscaping, Planned Development, Planning, PREM, School Board) to reconfigure the Master Plan; to add land area, and to restart the commencement of development clock subject to the Conditions of Approval as indicated in Exhibit C-2.

11. [PDD/CA-2017-01626](#) Title: an Official Zoning Map Amendment application of Eric Aanonsen by Dunay Miskel and Backman LLP, 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 application of Eric Aanonsen by Dunay Miskel and Backman LLP, Agent. Request: to allow a Type 3 Congregate Living Facility.

General Location: North side of Palomino Drive approximately 0.15 miles east of State Road 7. (**Resort Lifestyle Communities**) (Control 2017-00029)

Pages 385 - 418

Conditions of Approval Pages (393 - 395)

Project Manager: Carlos Torres

Size: 10.02 acres \pm

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 12 Conditions of Approval as indicated in Exhibit C-1; and, 6 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 the Planned Unit Development (PUD) Zoning District subject to the Conditions 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.

12. [PDD/CA-2018-00146](#) Title: an Official Zoning Map Amendment application of State of Florida DOT, TLH-82 DOT, LLC by Evans Land Consulting, Agent. Request: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD) Zoning District.

General Location: Southwest corner of Florida's Turnpike and Lake Worth Road. (**Lake Worth Royale**) (Control 2017-00194)

Pages 419 - 441

Conditions of Approval Pages (426 - 429)

Project Manager: Carlos Torres

Size: 30.35 acres \pm

BCC District: 6

(affected area 27.35 acres \pm)

Staff Recommendation: Staff recommends approval of the request subject to 24 Conditions of Approval as indicated in Exhibit C.

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

- 13. [Z/CA-2018-00148](#) Title: an Official Zoning Map Amendment application of TLH-82 DOT LLC, Florida State Of DOT by Evans Landing Consulting, Agent. Request: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Commercial General (CG) Zoning District.

Title: a Class A Conditional Use application of TLH-82 DOT LLC, Florida State Of DOT by Evans Landing Consulting, Agent. Request: to allow a Type 1 Restaurant with a Drive-thru, and a Day Care General.

General Location: Southwest corner of Florida's Turnpike and Lake Worth Road. **(Allie Polo Estates)** (Control 2017-00194)

Pages 442 - 468

Conditions of Approval Pages (452 - 456)

Project Manager: Carlos Torres

Size: 30.35 acres ±

BCC District: 6

(affected area 3.00 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject a Conditional Overlay Zone (COZ) and 5 Conditions of Approval as indicated in Exhibit C-1; 14 Conditions of Approval as indicated in Exhibit C-2; and, 14 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Transitional (RT) Zoning District to the Commercial General (CG) Zoning District with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Class A Conditional Use to allow a Type 1 Restaurant with a Drive-thru subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Class A Conditional Use to allow a General Day Care subject to the Conditions of Approval as indicated in Exhibit C-3.

14. [ABN/ZV/PDD/W-2018-00775](#) Title: a Development Order Abandonment application of G.L. Acquisitions Corporation, City of Boca Raton by G.L. Acquisitions Corporation, Urban Design Kilday Studios, Agent. Request: to abandon a Special Exception (SE) to allow a Public Golf Course and Recreation Facilities and to abandon a SE to amend the Site Plan for a Public Golf Course and Recreation Facilities, to include a Commercial Radio, Television, Microwave, Transmission and Relay Station, and Tower. Title: a Type 2 Variance application of G.L. Acquisitions Corporation, City of Boca Raton by G.L. Acquisitions Corporation, Urban Design Kilday Studios, Agent. Request: to modify a Compatibility Buffer to allow width reduction, and reduce number of trees and medium shrubs. Title: an Official Zoning Map Amendment application of G.L. Acquisitions Corporation, City of Boca Raton by G.L. Acquisitions Corporation, Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District. Title: a Type II Waiver application of G.L. Acquisitions Corporation, City of Boca Raton by G.L. Acquisitions Corporation, Urban Design Kilday Studios, Agent. Request: to allow a reduction of the required frontage. General Location: North of Golf Course Road, approximately 1,220 feet north of Glades Road, and on the west side of Florida's Turnpike. **(Boca Raton Golf Course)** (Control 1981-00019)

Pages 469 - 504

Conditions of Approval Pages (477 - 484)

Project Manager: Carlos Torres

Size: 196.06 acres ±

BCC District: 5

(affected area 192.79 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1; 26 Conditions of Approval as indicated in Exhibit C-2; and, 4 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception (SE) to allow a Public Golf Course and Recreation Facilities and to abandon a SE to amend the Site Plan for a Public Golf Course and Recreation Facilities previously approved under Zoning Petition 1982-19 to include a Commercial Radio, Television, Microwave, Transmission and Relay Station, and Tower.

MOTION: To adopt a resolution approving a Type 2 Variance to modify a Compatibility Buffer to allow width reduction, and reduce number of trees and medium shrubs subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Type 2 Waiver to allow a reduction of the required frontage subject to the Conditions of Approval as indicated in Exhibit C-3.

15. [ABN/Z/CA/W-2018-00930](#) Title: a Development Order Abandonment application of City of Boca Raton by Miller Land Planning, Agent. Request: to abandon a Special Exception to include a commercial radio, television, microwave, transmission and relay stations and tower.

Title: an Official Zoning Map Amendment application of City of Boca Raton by Miller Land Planning, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Public Ownership (PO) Zoning District.

Title: a Class A Conditional Use application of City of Boca Raton by Miller Land Planning, Agent. Request: to allow a Self Support/Lattice Tower.

Title: a Type 2 Waiver application of City of Boca Raton by Miller Land Planning, Agent. Request: to allow a reduction of the required setback.

General Location: Approximately 2,200 feet north of Glades Road on west side of Florida's Turnpike. (**Boca Raton Cell Tower**) (Control 1981-00019)

Pages 505 - 543

Conditions of Approval Pages (513 - 515)

Project Manager: Carlos Torres

Size: 196.06 acres ±

BCC District: 5

(affected area 3.27 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to a Conditional Overlay Zone and 5 Conditions of Approval as indicated in Exhibit C-1; 5 Conditions of Approval as indicated in Exhibit C-2; and, 4 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) 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-1.

MOTION: To recommend approval of a Class A Conditional Use to allow a Self Support/Lattice Tower subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Type 2 Waiver to allow a reduction of the required setback subject to the Conditions of Approval as indicated in Exhibit C-3.

16. [Z-2018-00613](#) Title: an Official Zoning Map Amendment application of Place Of Hope Inc by Coteleur & Hearing Inc., Agent. Request: to allow a rezoning from the Residential Estate (RE) Zoning District to the Commercial Low Office (CLO) Zoning District.

General Location: Southeast corner of Northlake Boulevard and North Elizabeth Avenue. (**Place of Hope Commercial West**) (Control 2018-00030)

Pages 544 - 559

Conditions of Approval Pages (550 - 552)

Project Manager: Carrie Rechenmacher

Size: 1.07 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to a Conditional Overlay Zone and 16 Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Estate (RE) Zoning District to the Commercial Low Office (CLO) Zoning District, with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C.

E. SUBDIVISION VARIANCE

F. OTHER ITEMS

END OF REGULAR AGENDA

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

17. Title: 2019 Zoning Commission Hearing dates.

Pages: Under Separate Cover.

18. Title: Commissioner Snider has resigned.

19. Title: Reappointment for February 2019.

-Amir Kanel - 02/05/2019

-Barbara Katz - 02/05/2019

-Alexander Brumfield - 02/05/2019

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. COMMISSIONERS

ADJOURNMENT