



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

FRIDAY JANUARY 4, 2019

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

JANUARY 4, 2019

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, January 24, 2019 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. [CA-2018-01520](#) Title: a Class A Conditional Use application of Catherine Bonilla, Richard Bonilla by Land Research Management Inc., Agent. Request: to allow Limited Pet Boarding accessory to a Single-Family residence.

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

Pages 1 - 1

Project Manager: Lorraine Fuster

Size: 1.37 acres ±

BCC District: 6

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

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

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

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

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

Pages 2 - 2

Project Manager: Lorraine Fuster

Size: 645.19 acres ±

BCC District: 5

(affected area 0.15 acres ±)

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

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

- 3. [ABN/ZV/PDD/CA-2018-01172](#) Title: Development Order Abandonment application of Florida Public Utilities Company by Schmidt Nichols, Agent. Request: to abandon a Class B Conditional Use for Retail Gas and Fuel Sales.

Title: a Type 2 Variance application of Florida Public Utilities Company by Schmidt Nichols, Agent. Request: to allow a reduction of an Incompatibility Buffer width; and, to allow a reduction of parking spaces.

Title: an Official Zoning Map Amendment application of Florida Public Utilities Company by Schmidt Nichols, Agent. Request: to allow a rezoning from the Light Industrial (IL) Zoning District to the Planned Unit Development (PUD) Zoning District.

Title: a Class A Conditional Use application of Florida Public Utilities Company by Schmidt Nichols, Agent. Request: to allow a Transfer of Development Rights to a planned development; and, to allow Workforce Housing Program Density Bonus greater than 30 percent.

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

Pages 3 - 3

Project Manager: Carolina Valera

Size: 10.42 acres ±

BCC District: 2

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

- 4. [ABN/Z-2017-02478](#) Title: a Development Order Abandonment application of Christian and Missionary Alliance Church by Arc Development Global LLC, Agent. Request: to abandon a Special Exception to allow a Church and Accessory Buildings and Structures.
Title: an Official Zoning Map Amendment application of Christian and Missionary Alliance Church by Arc Development Global LLC, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District.

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

Pages 4 - 15

Conditions of Approval Pages (8 - 8)

Project Manager: Carolina Valera

Size: 4.61 acres ±

BCC District: 6

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

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception to allow a Church and Accessory Buildings and Structures.

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

- 5. [SV-2018-01540](#) Title: a Subdivision Variance application of Vincent and Raimi Rus by Frogner Consulting Inc., Agent. Request: to allow access from a 40-foot Right-of-Way.
General Location: Approximately 815 feet east of South Congress Avenue and 0.50 miles north of Hypoluxo Road. **(Rus Property)** (Control 2018-00114)

Pages 16 - 32

Conditions of Approval Pages (20 - 20)

Project Manager: Joanne Keller

Size: 1.42 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to 3 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Subdivision Variance to allow access from a 40-foot Right-of-Way subject to the Conditions of Approval as indicated in Exhibit C.

6. [SV-2018-01728](#) Title: a Subdivision Variance application of The Fiber Session, Inc., Trace On, Inc., The Last Byte Land Corporation, Inc., Ronald Steedly by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow access to residential homes from a 60-foot access easement.

General Location: North side of 172nd Place North, approximately 0.25 miles west of Rocky Pines Road. **(Steadly Subdivision)** (Control 2017-00205)

Pages 33 - 58

Conditions of Approval Pages (37 - 37)

Project Manager: Joanne Keller

Size: 19.47 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 3 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Subdivision Variance to allow access to residential homes from a 60-foot access easement subject to the Conditions of Approval as indicated in Exhibit C.

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

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

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

Pages 59 - 69

Conditions of Approval Pages (64 - 65)

Project Manager: Nancy Frontany

Size: 3.63 acres ±

BCC District: 2,7

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

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception to allow an Office/Warehouse Complex.

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

8. [Z-2018-01740](#) Title: an Official Zoning Map Amendment application of PBC Water Utilities Department, Palm Beach County by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Single Family Residential (RS) and Agriculture Residential (AR) Zoning Districts to the Public Ownership (PO) Zoning District.

General Location: Southwest corner of Jog Road and Florida's Turnpike; northeast corner of Jog Road and Belvedere Road; and northeast of existing Water Treatment Plant. **(PBC WUD Water Treatment Plant No. 8)** (Control 1988-00057)

Pages 70 - 80

Conditions of Approval Pages (76 - 76)

Project Manager: Travis Goodson

Size: 54.28 acres ±

BCC District: 2

(affected area 38.48 acres ±)

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

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

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

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

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

Pages 81 - 106

Conditions of Approval Pages (87 - 90)

Project Manager: Lorraine Fuster

Size: 1.60 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1; and, 13 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 a Day Care General subject to the Conditions of Approval as indicated in Exhibit C-2.

10. [ZV/ABN/PDD/W-2018-00548](#) Title: a Type 2 Variance application of Boca Pier Associates, LLC, Glades Road West Investments, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to reduce the width of a Right-of-Way (R-O-W) Buffer, landscape islands, and divider medians; reduce required foundation planting dimensions, building and freestanding sign setback, and lot size for a Multiple Use Planned Development; to allow easement overlap of landscape islands and a R-O-W Buffer; and, to eliminate landscape protection measures and trees in landscape islands.
- Title: a Development Order Abandonment application of Boca Pier Associates, LLC, Glades Road West Investments, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to abandon the Special Exception for a Financial Institution with Drive-up Teller Windows, as amended by Resolutions R-1989-0946 and R-2011-0789.
- Title: an Official Zoning Map Amendment application of Boca Pier Associates, LLC, Glades Road West Investments, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.
- Title: a Type 2 Waiver application of Boca Pier Associates, LLC, Glades Road West Investments, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to allow an alternative Landscape Buffer to reduce the width and eliminate a 6-foot high wall.
- General Location: Northwest corner of Glades Road and Lyons Road. **(Lyons Glades Center)** (Control 1979-00106)

Pages 107 - 161

Conditions of Approval Pages (118 - 121)

Project Manager: Meredith Leigh

Size: 4.86 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 6 Conditions of Approval as indicated in Exhibit C-1; 13 Conditions of Approval as indicated in Exhibit C-2; and, 5 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Type 2 Variance to reduce the width of a Right-of-Way (R-O-W) Buffer, landscape islands, and divider medians; reduce required foundation planting dimensions, building and freestanding sign setback, and lot size for a Multiple Use Planned Development; to allow easement overlap of landscape islands and a R-O-W Buffer; and, to eliminate landscape protection measures and trees in landscape islands subject to the Conditions of Approval as indicated in Exhibit C-1.

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

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

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

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

Pages 162 - 197

Conditions of Approval Pages (169 - 183)

Project Manager: Carrie Rechenmacher

Size: 543.60 acres ±

BCC District: 3

(affected area 12.12 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 60 Conditions of Approval as indicated Exhibit C-1, and 11 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Development Order Abandonment to abandon Requested Uses for a General Daycare and Private Elementary School.

MOTION: To recommend approval of a Development Order Amendment to modify the Master Plan and add/delete uses within a Civic Pod subject to 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 Conditions of Approval as indicated in Exhibit C-2.

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

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

Pages 198 - 231

Conditions of Approval Pages (205 - 208)

Project Manager: Carrie Rechenmacher

Size: 13.75 acres ±

BCC District: 5

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

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

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

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

Pages 232 - 250

Conditions of Approval Pages (236 - 236)

Project Manager: Carlos Torres

Size: 24.13 acres ±

BCC District: 5

(affected area 2.26 acres ±)

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

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

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

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

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

Pages 251 - 277

Conditions of Approval Pages (258 - 266)

Project Manager: Carrie Rechenmacher

Size: 1,813.99 acres ±

BCC District: 5

(affected area 12.56 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 53 Conditions of Approval as indicated in Exhibit C-1; and, 8 Conditions of Approval as indicated in Exhibit C-2.

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

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

- 15. [PDD/DOA-2018-01351](#) Title: an Official Zoning Map Amendment application of Standard Pacific of South Florida GP Inc, Izzy-Lizzie Acres, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) and Residential Transitional (RT) Zoning Districts to the Planned Unit Development (PUD) Zoning District.
Title: a Development Order Amendment application of Standard Pacific of South Florida GP Inc, Izzy-Lizzie Acres, LLC by JMorton Planning & Landscape Architecture, Agent. Request: to reconfigure the Master Plan, to add land area and to amend Conditions of Approval (Access, Engineering, Landscape).
General Location: On the east side of Lyons Road approximately 0.50 miles south of Lake Worth Road. (**Andalucia PUD**) (Control 2008-00129)

Pages 278 - 326

Conditions of Approval Pages (287 - 297)

Project Manager: Carrie Rechenmacher

Size: 81.22 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C-1 and 36 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) and Residential Transitional (RT) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Condition of Approval as indicated in Exhibit C-1.

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

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS - NEW

- 16. [DOA-2018-01054](#) Title: a Development Order Amendment application of ZF Development II, LLC, Cove Club Investors, Ltd. by Dunay Miskel and Backman LLP, Insite Studio, Agent. Request: to reconfigure the Site Plan to delete land area and building square footage. General Location: Southeast corner of Southwest 65th Avenue and Southwest 8th Street; bounded by Lyons Road to the east, and Southwest 18th Street to the south. (**Boca Dunes Golf Course**) (Control 2013-00354)

Pages 327 - 356

Conditions of Approval Pages (332 - 333)

Project Manager: Meredith Leigh

Size: 112.32 acres ±

BCC District: 5

(affected area 55.76 acres ±)

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

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

- 17. [PDD-2018-01053](#) Title: an Official Zoning Map Amendment application of Cove Club Investors, Ltd., ZF Development II, LLC by Dunay Miskel and Backman LLP, Insite Studio, Agent. Request: to allow a rezoning from the Single Family Residential (RS) Zoning District to the Planned Unit Development (PUD) Zoning District. General Location: West side of Lyons Road, generally bounded by Southwest 3rd Street, Southwest 8th Streets and Southwest 65th Avenue. (**Residences at Boca Dunes**) (Control 2018-00073)

Pages 357 - 396

Conditions of Approval Pages (365 - 371)

Project Manager: Meredith Leigh

Size: 112.32 acres ±

BCC District: 5

(affected area 55.76 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 26 Conditions of Approval as indicated in Exhibit C.

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

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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