



the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner.(ONGOING:ENGINEERING-Engineering)

**J. ZONING APPLICATIONS - NEW**

**16. (302) PDD/W-2018-01542 Project Institute  
(1998-00077)**

**AMEND** Engineering Condition 13 of Exhibit C-1, to read as follows:

13. Prior to the issuance of building permits for Phase 2 (more than 69,000 sf of the planned 350,000 sf of medical office), the Property Owner shall submit an updated traffic report evaluating the operation of the main entrance on Lake Worth Rd at the restricted median opening, entrance on Lyons Rd, and obtain a new conceptual driveway approval letter from the FDOT for Phase 2 of the project. ~~This should be done as a Development Order Amendment application to the Zoning Division or any other process approved by the Zoning Division. Modifications with the Conditions of Approval, or changes to the site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners.~~  
(BLDGPMT/ONGOING: MONITORING – Engineering)

February 26, 2019



Mr. Jon MacGillis, ASLA  
Director, Zoning Division  
Palm Beach County Planning Division  
2300 N. Jog Road  
West Palm Beach, FL 33411

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Urban Planning and Design  
Landscape Architecture  
Communication Graphics

RE: Sabal Grove – EAC-2018-02356  
Control #2005-00535

Mr. MacGillis,

This letter shall serve as a request to postpone the above referenced application, currently scheduled for the February 28, 2019 Board of County Commission public hearing meeting, to the March 25, 2019 public hearing meeting.

The postponement will allow the applicant to continue conversations with Palm Beach County Staff as it relates to workforce housing within the project. Please let me know if you need any additional information in order to grant this request.

Sincerely,

A handwritten signature in blue ink that reads "Sandra Megrue". The signature is fluid and cursive, with a long horizontal flourish at the end.

Sandra Megrue, AICP

cc: H. Handler  
S. Cino  
J. Brinkman  
P. Rutter

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610 Clematis Street  
Suite CU02  
West Palm Beach, FL 33411  
561.366.1100 561.366.1111 fax  
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LCC000035

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**Department of Engineering  
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

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www.pbcgov.com



**Palm Beach County  
Board of County  
Commissioners**

Mack Bernard, Mayor

Dave Kerner, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Robert S. Weinroth

Mary Lou Berger

Melissa McKinlay

**County Administrator**

Verdenia C. Baker

**INTEROFFICE MEMORANDUM**

**DATE:** February 28, 2019

**TO:** Mayor Bernard and Members of the Board of County Commissioners

**FROM:** David Ricks, P.E., County Engineer   
Department of Engineering and Public Works

**RE:** Banyan Ridge Planned Unit Development  
ABN/ZV/PDD/CA-2018-01172

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After further discussion on the above project, staff recommends the condition below for the February 28, 2019 public hearing agenda:

**Replace Engineering Condition 5, as proposed on the add/delete as follows:**

Engineering Condition

5. The Property Owner shall contribute an amount not to exceed \$200,000 toward the cost of signal installation, if warranted, as determined by the County Engineer at Belvedere Rd and Cleary Rd. Signalization shall be a mast arm structure installation.

a. No Building Permits shall be issued until the Property Owner provides acceptable surety to the Traffic Division in an amount not to exceed \$200,000. (BLDGPMT: MONITORING -Engineering)

b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (ONGOING: ENGINEERING -Engineering)

"An Equal Opportunity  
Affirmative Action Employer"



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**BOARD OF COUNTY COMMISSIONERS  
ZONING HEARING**

**THURSDAY FEBRUARY 28, 2019**

**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/](http://www.pbcgov.com/pzb/)

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



**AGENDA  
PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**FEBRUARY 28, 2019**

**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/PDD/W-2018-00798](#) Title: an Official Zoning Map Amendment application of Palm Beach West Associates I LLLP by G.L. Homes, Agent. Request: to allow a rezoning from the Agricultural Production (AP) and Agricultural Residential (AR) Zoning Districts to the Western Communities Residential Planned Unit Development (WCR-PUD) Zoning District.

Title: a Type 2 Waiver of Palm Beach West Associates I LLLP by G.L. Homes, Agent. Request: to allow more than 40 percent of local streets to terminate in a cul-de-sac or dead end.

General Location: West side of 180th Avenue North, south of Hamlin Boulevard, and on the south side of 60th Street North, west of 180th Avenue North. **(Indian Trail Groves)** (Control 2002-90045)

Pages: 1 - 2

Project Manager: Carolina Valera

Size: 4,871.57 acres ±

BCC District: 1,6

Staff Recommendation: Staff recommends postponement to Monday, March 25, 2019.

Zoning Commission Recommendation: Approved a Type 2 Variance (with conditions) by a vote of 6-1-0.

Zoning Commission Recommendation: Recommended Approval of a Type 2 Waiver by a vote of 6-1-0.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 6-1-0.

**MOTION:** To postpone to Monday, March 25, 2019.

2. [SV/ABN/PDD/W-2018-00345](#) Title: a Development Order Abandonment application of City of Boynton Beach, True Shot, Pulte Home Company, LLC by WGINC, Agent. Request: to abandon a Special Exception to allow a Golf Course, Clubhouse and accessory facilities, and the expansion of an existing Sewage Treatment Plant.  
Title: an Official Zoning Map Amendment of City of Boynton Beach, True Shot, Pulte Home Company, LLC by WGINC, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.  
Title: a Type 2 Waiver of City of Boynton Beach, True Shot, Pulte Home Company, LLC by WGINC, Agent. Request: to allow more than 40 percent of the local streets to terminate in a cul-de-sac or dead-end.  
General Location: East side of South Military Trail, approximately 0.3 miles north of Old Boynton Road. **(Aurora Lakes)** (Control 1977-00052)

Pages: 3 - 3

Project Manager: Meredith Leigh

Size: 121.06 acres ±

BCC District: 4

Staff Recommendation: Staff recommends postponement to Monday, March 25, 2019.

Zoning Commission Recommendation: Recommended Denial of an Official Zoning Map Amendment by a vote of 6-0-1.

Zoning Commission Recommendation: Recommended Denial of a Development Order Abandonment by a vote of 6-0-1.

Zoning Commission Recommendation: Recommended Denial of a Type 2 Waiver by a vote of 6-0-1.

**MOTION:** To postpone to Monday, March 25, 2019.

3. [ZV/DOA-2017-02426](#) Title: a Development Order Amendment application of Racetrac Petroleum Inc by WGINC, Agent. Request: to reconfigure the Site Plan; add building square footage and pump/fueling position; and, modify Conditions of Approval (Engineering, Landscape and Site Design).  
General Location: Northwest corner of Haverhill Road and Lantana Road. **(RaceTrac Market)** (Control 2012-00253)

Pages: 4 - 4

Project Manager: Carlos Torres

Size: 1.71 acres ±

BCC District: 2

Staff Recommendation: Staff recommends postponement to Monday, March 25, 2019.

Zoning Commission Recommendation: Denied a Type 2 Variance by a vote of 6-0-1.

Zoning Commission Recommendation: Recommended Denial of a Development Order Amendment by a vote of 6-0-1.

**MOTION:** To postpone to Monday, March 25, 2019.

**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**

- 4. [CTR-2014-00047-1](#) Title: Status Report for Resolution R-2014-1640. Request: Amend condition of approval Building-1, approved by Resolution R-2014-1640. Property Owner: Padmasambhava Buddhist Center General Location: East side of 131st Trail, approximately 517 feet north of Indiantown Road. Current Zoning: Agricultural Residential (AR) **(Pema Ling Retreat Center (Control No. 2014-047))**

Pages: 5 - 10

Project Manager: Bruce Thomson

Size: 10.66 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request.

**MOTION:** To adopt a resolution to amend condition of approval Building-1, approved by Resolution R-2014-1640:

- 5. [STR-1977-00183-1](#) Title: Status Report for Resolution R-1978-065. Request: Revoke the Special Exception to allow a Retirement Home Facility approved by Resolution R-1978-065. Property Owner: Troy Homes LLC General Location: North side of Miner Road, approximately 375 feet west of Summit Road. Current Zoning: Multifamily Residential (RM) **(Robert M. Helen B. May (Control 1977-183))**

Pages: 11 - 14

Project Manager: Bruce Thomson

Size: 0.29 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the request.

**MOTION:** Adopt a resolution revoking the Special Exception to allow a Retirement Home Facility approved by Resolution R-1978-0065.

**D. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- 6. [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: 15 - 32

Conditions of Approval (20 - 20)

Project Manager: Lorraine Fuster

Size: 1.37 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the request, subject to 8 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 a Limited Pet Boarding accessory to Single-Family residence subject to the Conditions of Approval as indicated in Exhibit C.

**E. ZONING APPLICATIONS - NEW**

- 7. [EAC-2018-01214](#) Title: an Expedited Application Consideration application of Hardial Sibia, Taz Inc by James E Gilgenbach Architect, Agent. Request: to amend a Condition of Approval (Landscape).

General Location: Southeast corner of Military Trail and Coconut Lane. **(Coconut Plaza)** (Control 1999-00036)

Pages: 33 - 59

Conditions of Approval (37 - 46)

Project Manager: Carrie Rechenmacher

Size: 3.99 acres ±

BCC District: 4

Staff Recommendation: Staff recommends approval of the request subject to 56 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving an Expedited Application Consideration to amend a Condition of Approval (Landscape) subject to Conditions of Approval as indicated in Exhibit C.

8. [EAC-2018-02356](#) Title: an Expedited Application Consideration application of Lennar Homes LLC, The Groves by Lennar Homeowners Assoc. by Urban Design Kilday Studios, Agent. Request: to delete Conditions of Approval (Planning).  
General Location: South side of Lantana Road, approximately 1,235 feet west of South Military Trail. **(Sabal Grove)** (Control 2005-00535)

Pages: 60 - 80

Conditions of Approval (64 - 68)

Project Manager: Carolina Valera

Size: 10.48 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to 20 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving an Expedited Application Consideration to delete Conditions of Approval (Planning) subject to the Conditions of Approval as indicated in Exhibit C.

9. [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: 81 - 92

Conditions of Approval (87 - 87)

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 the Condition of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment with a COZ by a vote of 5-0-1.

**MOTION:** To adopt a Resolution approving 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, subject to the Condition of Approval as indicated in Exhibit C.

10. [ZV/ABN/DOA-2018-01725](#) Title: a Development Order Abandonment application of Glades 95th Owner, LLC by Dunay Miskel and Backman LLP, Agent. Request: to abandon a Requested Use to allow a Type 1 Restaurant with a Drive-Through (Building C-6).

Title: a Development Order Amendment of Glades 95th Owner, LLC by Dunay Miskel and Backman LLP, Agent. Request: to reconfigure the Site Plan; add square footage; add and delete uses; and, modify Conditions of Approval (Architecture and Planning).

General Location: Southwest corner of Glades Road and 95th Avenue, approximately 1,500 feet east of State Road 7. (**Johns Glades West MXPD**) (Control 2004-00459)

Pages: 93 - 120

Conditions of Approval (94 - 111)

Project Manager: Carlos Torres

Size: 37.99 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 34 Conditions of Approval as indicated in Exhibit C-2, 5 Conditions of Approval as indicated in Exhibit C-3 (Type 1 Restaurant with a Drive-Through), and 5 Conditions of Approval as indicated in Exhibit C-4 (Indoor Theater).

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

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

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

**MOTION:** To adopt a resolution approving of a Development Order Abandonment to abandon a Requested Use to allow a Type 1 Restaurant with a Drive-Through (Building C-6).

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan; add square footage; add and delete uses; and, modify Conditions of Approval (Architecture and Planning), subject to the Conditions of Approval as indicated in Exhibit C-2 (Mixed Use Planned Development).

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan to modify Conditions of Approval (Architecture and Planning), subject to the Conditions of Approval as indicated in Exhibit C-3 (Type 1 Restaurant with Drive Through, Building C-7).

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Site Plan to add square footage and, to modify Conditions of Approval (Architecture and Planning) subject to the Conditions of Approval as indicated in Exhibit C-4 (Indoor Theater, Building C-3).

**F. CORRECTIVE RESOLUTIONS**

**G. ABANDONMENTS**

**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

11. [LGA-2019-00001](#) Title: Banyan Ridge, Large Scale Land Use Amendment application of AHS Development Group, LLC, Florida Public Utilities Company by Schmidt Nichols, Agent. Request: To change a future land use designation from Commercial Recreation (CR) on 9.02 acres and Low Residential, 2 units per acre (LR-2) on 1.40 acres to High Residential, 12 units per acre (HR-12)  
General Location: South side of Belvedere Road, east of Florida Turnpike at Cleary Road.  
**(Banyan Ridge)** (Control 2009-02465)

Pages: 121 - 167

Conditions of Approval (127 - 127)

Project Manager: Inna Stafeychuk

Size: 10.42 acres ±

BCC District: 2

Staff Recommendation: Approval change a future land use designation from Commercial Recreation (CR) on 9.02 acres and Low Residential, 2 units per acre (LR-2) with conditions on 1.40 acres to High Residential, 12 units per acre (HR-12).

Planning Commission Recommendation: PLC: Recommended Approval with Conditions, with a vote of 10 to 0 at the October 12, 2018 hearing. BCC: Transmitted with Conditions, with a vote of 7 to 0 at the October 31, 2018 hearing.

**MOTION:** To adopt an ordinance to change a future land use designation from Commercial Recreation (CR) on 9.02 acres and Low Residential, 2 units per acre (LR-2) with conditions on 1.40 acres to High Residential, 12 units per acre (HR-12).

12. [ABN/ZV/PDD/CA-2018-01172](#) Title: an Official Zoning Map Amendment application of AHS Development Group, LLC, 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 of AHS Development Group, LLC, 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: 168 - 205

Conditions of Approval (176 - 182)

Project Manager: Carolina Valera

Size: 10.41 acres ±

BCC District: 2

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 18 Conditions of Approval as indicated in Exhibit C-2, 6 Conditions of Approval as indicated in Exhibit C-3, and 4 Conditions of Approval as indicated in Exhibit C-4.

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.

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

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

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Light Industrial (IL) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow a Transfer of Development Rights to a planned development subject to the Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow Workforce Housing Program Density Bonus greater than 30 percent subject to the Conditions of Approval as indicated in Exhibit C-4.

## G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS

13. [SCA-2018-00014](#) Title: Amicus Medical Center, Small Scale Land Use Amendment application of Amicus Realty Holdings Llc by Arc Development Global LLC, Agent. Request: To change a future land use designation from Medium Residential, 5 units per acre (MR-5) to Commercial Low-Office with an underlying 5 units per acre (CL-O/5) General Location: East side of Hagen Ranch Road, .25 mile south of Boynton Beach Boulevard. (**Amicus Medical Center**) (Control 2000-00030)

Pages: 206 - 234

Project Manager: Inna Stafeychuk

Size: 1.51 acres ±

BCC District: 5

Staff Recommendation: Approval of the proposed future land use amendment from Medium Residential, 5 units per acre (MR-5) to Commercial Low-Office with an underlying 5 units per acre (CL-O/5).

Planning Commission Recommendation: PLC: Recommended approval with an 11 to 0 vote at the January 11, 2019 public hearing.

**MOTION:** To adopt an ordinance approving the proposed future land use amendment from Medium Residential, 5 units per acre (MR-5) to Commercial Low-Office with an underlying 5 units per acre (CL-O/5).

14. [ZV/PDD-2018-00138](#) Title: an Official Zoning Map Amendment application of Amicus Realty Holdings LLC by Arc Development Global LLC, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

General Location: Southeast of the intersection of Hagen Ranch Road and Venture Center Way. (**Amicus Medical Center**) (Control 2000-00030)

Pages: 235 - 256

Conditions of Approval (241 - 243)

Project Manager: Diego Penaloza

Size: 1.50 acres ±

BCC District: 5

### DISCLOSURE

Staff Recommendation: Staff recommends approval of the request subject to 7 Conditions of Approval as indicted in Exhibit C-2.

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

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

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development District (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

## H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION

## I. PREVIOUSLY POSTPONED ZONING APPLICATIONS

15. [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 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: 257 - 289

Conditions of Approval (263 - 275)

Project Manager: Lorraine Fuster

Size: 645.19 acres  $\pm$

BCC District: 5

(affected area 204.17 acres  $\pm$ )

## DISCLOSURE

Staff Recommendation: Staff recommends approval of the request, subject to 78 Conditions of Approval as indicated in Exhibit C-1; and, 5 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use 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 modify the Master Plan to add a use subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow a Stealth Commercial Communication Tower subject to the Conditions of Approval as indicated in Exhibit C-2.

**J. ZONING APPLICATIONS - NEW**

16. [PDD/W-2018-01542](#) Title: an Official Zoning Map Amendment application of Lyons Petroleum, Inc., Cleveland Clinic Florida Health System by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the General Commercial (CG) and Planned Unit Development (PUD) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Type 2 Waiver of Lyons Petroleum, Inc., Cleveland Clinic Florida Health System by Urban Design Kilday Studios, Agent. Request: to allow Alternative Buffers for three Type 3 Incompatibility Buffers.

General Location: Northeast corner of Lake Worth Road and Lyons Road. **(Project Institute)** (Control 1998-00077)

Pages: 290 - 354

Conditions of Approval (299 - 305)

Project Manager: Carlos Torres

Size: 36.98 acres ±

BCC District: 6

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the requests subject to 22 Conditions of Approval as indicated on Exhibit C-1; and, 8 Conditions of Approval as indicated in Exhibit 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 Type 2 Waiver by a vote of 7-0-0.

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the General Commercial (CG) and Planned Unit Development (PUD) Zoning Districts to the Multiple Use Planned Development (MUPD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Type 2 Waiver to allow Alternative Buffers for three Type 3 Incompatibility Buffers subject to the Conditions of Approval as indicated in Exhibit C-2.

**K. ULDC AMENDMENTS****L. COMPREHENSIVE PLAN TEXT AMENDMENTS****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**

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