



**BOARD OF COUNTY COMMISSIONERS  
ZONING HEARING**

**AMENDMENTS TO THE AGENDA  
March 25, 2021**

**AGENDA**

| <b><u>ITEM #</u></b> | <b><u>PAGE #</u></b> | <b><u>APPLICATION AND CONTROL #S</u></b> | <b><u>APPLICATION NAME</u></b> |
|----------------------|----------------------|--|--------------------------------|
|----------------------|----------------------|--|--------------------------------|

**REGULAR AGENDA**

**F. LARGE SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**

**9. (Agenda Pg. 8) LGA-2021-00010 (2005-00594) Fields at Gulfstream Polo PUD**

**AMEND** Title to read as follows:

Title: Fields of Gulfstream, Large Scale Future Land Use Amendment application of ~~Divosta Homes, LP of Brittany Turner, Ann Koppelman, Derek Chahine, Thomas Andrews, Desmond Wilson, Lake Worth Drainage Dist, Daniel Delgado, Junavale Homedia, Jianjun Xu, Talia Zito, Darlene Digennaro, Rory Wilson~~ by JMortonPlanning & Landscape Architecture, Agent.

**AMEND** Motion to read as follows:

**MOTION:** To Adopt an Ordinance for the Fields of Gulfstream Polo PUD amendment revise conditions of approval adopted by Ordinance 2016-025.

**10. (186-187) DOA-2020-00775 (2005-00594) Fields at Gulfstream Polo PUD**

**AMEND** Engineering Condition 19 of Exhibit C, to read as follows:

19. Prior to October 1, 2022 or prior to issuance of the 845<sup>th</sup> No more than 789 Certificates of Occupancy, the property owner of connector road tract shall ~~have be issued until~~ the connector road between Polo Rd and Hooks Rd ~~has been~~ constructed and opened for public use. (BLDGPMT/CO: MONITORING - Engineering)

**AMEND** Engineering Condition 20 of Exhibit C, to read as follows:

20. The property owner of the connector road tract shall ensure the connector road between Polo Rd and Hooks Rd remains open for public use in perpetuity as well as be responsible for maintenance of the full connector roadway unless the County Engineer accepts a maintenance transfer to another entity. (ONGOING: ENGINEERING - Engineering)

**AMEND** Engineering Condition 22 of Exhibit C, to read as follows:

22. Prior to ~~the issuance of the 789<sup>th</sup> building permit~~ April 1, 2022, the Property Owner shall dedicate reserve a minimum 60 foot roadway tract plus 25 foot corner clips, as required, for the connector road from Polo Road to Hooks Road. (BLDGPMT: MONITORING - Engineering)

11. (Agenda Pg. 9) LGA-2021-00005 (2013-00296) Polo Gardens MLU

AMEND Motion to read as follows:

**MOTION:** ~~To Adopt an Ordinance for the Polo Gardens MLU amendment~~ Motion to Adopt an Ordinance for LGA 2021-00005.

12. (302-305) ZV/PDD/CA-2020-00788 Polo Gardens MUPD  
(2013-00296)

AMEND Engineering Condition 5 of Exhibit C-2, to read as follows:

5. The Property Owner shall construct a right turn lane west approach on Lake Worth Road at the project entrance. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. Construction shall be completed prior to issuance of the first Certificate of Occupancy within the commercial portion of the site. (BLDG/PMT/CO: MONITORING - Engineering)

DELETE Engineering Condition 8 of Exhibit C-2  
Renumber Accordingly

~~8. The property owner shall ensure the connector road between Polo Road and Hooks Road remains open for public use in perpetuity as well as be responsible for maintenance of the full connector roadway unless the County Engineer accepts a maintenance transfer to another entity. (ONGOING: ENGINEERING - Engineering)~~

DELETE Engineering Condition 9 of Exhibit C-2  
Renumber Accordingly

~~9. The Property Owner shall construct the connector road from Polo Road to Hooks Road to non-plan collector standards, or as approved by the County Engineer.~~

~~Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. Construction shall be completed prior to issuance of the first Certificate of Occupancy. (BLDG/PMT/CO: MONITORING - Engineering)~~

DELETE Engineering Condition 16 of Exhibit C-2  
Renumber Accordingly

~~16. Prior to the issuance of the first building permit, the Property Owner shall dedicate a minimum 60 foot roadway tract plus 25 foot corner clips, as required, for the connector road from Polo Road to Hooks Road. (BLDG/PMT: MONITORING - Engineering)~~



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**BOARD OF COUNTY COMMISSIONERS  
ZONING HEARING**

**THURSDAY, MARCH 25, 2021**

**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**

**MARCH 25, 2021**

**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. [SW-2020-01268](#) Title: a Subdivision Waiver application of BET Holdings LLC by Urban Design Studio, Agent. Request: to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.  
General Location: Approximately 0.16 miles south of Heritage Farms Road on the west side of Park Lane Road. **(BET Holdings)** (Control 2020-00066)  
  
 Pages: 1 - 1  
 Project Manager: Joanne Keller  
 Size: 5.19 acres ± BCC District: 6  
  
Staff Recommendation: Staff recommends postponement to Thursday, May 27, 2021.  
Zoning Commission Recommendation: Postponed to May 6, 2021 by a vote of 7-0-1.  
**MOTION:** To postpone to Thursday, May 27, 2021.

2. [SW-2020-01270](#) Title: a Subdivision Waiver application of East Glade Holdings, Inc. by Urban Design Studio, Agent. Request: to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.  
General Location: Approximately 0.245 mile north of Heritage Farms Road on the east side of Park Lane Road. **(Dixie Landscape)** (Control 2020-00067)  
  
 Pages: 1 - 1  
 Project Manager: Joanne Keller  
 Size: 10.03 acres ± BCC District: 6  
  
Staff Recommendation: Staff recommends postponement to Thursday, May 27, 2021.  
Zoning Commission Recommendation: Postponed to May 6, 2021 by a vote of 7-0-1.  
**MOTION:** To postpone to Thursday, May 27, 2021.

3. [SW-2020-01659](#) Title: a Subdivision Waiver application of H Farms, LLC by Urban Design Studio, Agent. Request: to reduce the Minimum Legal Access for a Collocated Landscape Services use in the AR/RSA Zoning District.  
General Location: Northeast corner of Park Lane Road & Heritage Farms Road, west of SR 7. **(Bermuda Landscape and Design)** (Control 2020-00074)  
  
 Pages: 1 - 1  
 Project Manager: Joanne Keller  
 Size: 9.53 acres ± BCC District: 6  
  
Staff Recommendation: Staff recommends postponement to Thursday, May 27, 2021.  
Zoning Commission Recommendation: Postponed to May 6, 2021 by a vote of 7-0-1.  
**MOTION:** To postpone to Thursday, May 27, 2021.

**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**

**D. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- 4. [CA-2020-01099](#) Title: a Class A Conditional Use application of Rachel Williams by Land Research Management Inc., Agent. Request: to allow a Limited Pet Boarding facility accessory to a Single Family Residence.

General Location: Northeast corner of 78th Drive North and 165 h Street North. **(DogSmith Pet Boarding)** (Control 2020-00092)

Pages: 3 - 21

Conditions of Approval (9 - 9)

Project Manager: Timothy Haynes

Size: 1.32 acres ±

BCC District: 1

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

**E. ZONING APPLICATIONS - NEW**

- 5. [DOA-2020-00116](#) Title: a Development Order Amendment application of M.C.T. Properties, Inc. by WGINC, Agent. Request: to reconfigure the Site Plan; modify uses and square footage; add children (Daycare); and, amend Conditions of Approval.

General Location: Southwest corner of Kimberly Boulevard and Hampton Drive, approximately 0.5 miles east of State Road 7. (**Hamptons Square**) (Control 1978-00005)

Pages: 23 - 41

Conditions of Approval (28 - 32)

Project Manager: Travis Goodson

Size: 982.66 acres ±

BCC District: 5

(Affected area 4.20 acres ±)

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

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 reconfigure the Site Plan; modify uses and square footage; add children (Daycare); and, amend Conditions of Approval, subject to the Conditions of Approval as indicated in Exhibit C.



6. [SV/CA-2020-01097](#) Title: a Class A Conditional Use application of La Hacienda WF WPB LLC by Insite Studio, Agent. Request: to allow more than 24 units on a parcel in the Multifamily Residential (RM) Zoning District with a Medium Residential 5 (MR-5) Future Land Use designation; a Transfer of Development Rights (TDR); and, a Workforce Housing Program (WHP) density bonus greater than 50 percent.

General Location: Terminus of 24th Place South, approximately 260 feet west of Military Trail and 0.2 miles south of Purdy Lane (north of the Lake Worth Drainage District (LWDD) L-9 Canal). **(La Hacienda)** (Control 2019-00146)

Pages: 43 - 68

Conditions of Approval (52 - 58)

Project Manager: Timothy Haynes

Size: 2.75 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibits C-2 through C-4.

Zoning Commission Recommendation: Approved a Subdivision Variance (with conditions) 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.

**MOTION:** To adopt a Resolution approving a Class A Conditional Use to allow more than 24 units on a parcel in the Multifamily Residential (RM) Zoning District with a Medium Residential 5 (MR-5) Future Land Use designation, subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a Resolution approving a Class A Conditional Use for a Workforce Housing Program (WHP) density bonus greater than 50 percent, subject to the Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To adopt a Resolution approving a Class A Conditional Use for a Transfer of Development Rights (TDR), subject to the Conditions of Approval as indicated in Exhibit C-4.

7. [DOA-2020-01883](#) Title: a Development Order Amendment application of Palm Beach MRI, LLC by Managed Land Entitlements LLC, Agent. Request: to reconfigure the Site Plan; add square footage; and, modify and/or delete Conditions of Approval.

General Location: Southeast corner of South Jog Road and Hypoluxo Road. **(Fidelity Federal at Jog and Hypoluxo MUPD)** (Control 1989-00131)

Pages: 69 - 94

Conditions of Approval (76 - 82)

Project Manager: Brenya Martinez

Size: 3.85 acres ±

BCC District: 3

(Affected area 0.85 acres ±)

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

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 reconfigure the Site Plan; add square footage; and, modify and/or delete Conditions of Approval, subject to the Conditions of Approval as indicated in Exhibit C.

8. [Z-2020-01715](#) Title: an Official Zoning Map Amendment application of Solid Waste Authority, Palm Beach County by Schmidt Nichols, Agent. Request to allow a rezoning from the Agricultural Residential (AR) and Residential Estate (RE) Zoning Districts to the Public Ownership (PO) Zoning District.

General Location: North side of Lantana Road, approximately 0.40 miles east of State Road 7/US 441. **(PBC Mosquito Control Complex Redevelopment)** (Control 1983-00090)

Pages: 95 - 104

Conditions of Approval (100 - 100)

Project Manager: Brenya Martinez

Size: 92.80 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request on first reading.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 5-0-3.

**MOTION:** To approve on first reading an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) and Residential Estate (RE) Zoning Districts to the Public Ownership (PO) Zoning District.

**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

9. [LGA-2021-00010](#) Title: Fields of Gulfstream, Large Scale Future Land Use Amendment application of Brittany Turner, Ann Koppelman, Derek Chahine, Thomas Andrews, Desmond Wilson, Lake Worth Drainage Dist, Daniel Delgado, Junavale Homedia, Jianjun Xu, Talia Zito, Darlene Digennaro, Rory Wilson by JMorton Planning & Landscape Architecture, Agent. Request: To revise Conditions of Approval adopted by Ordinance 2016-025.

General Location: South of Lake Worth Road at Polo Club Road (**Fields at Gulfstream Polo PUD**) (Control 2005-00594)

Pages: 105 - 171

Conditions of Approval (114 - 114)

Project Manager: Lisa Amara

Size: 207.93 acres ±

(Gross Site Area including 3.25 acres R-O-W Dedication)

BCC District: 6

Planning Commission Recommendation: PLC recommended Approval of Applicant's request in a vote of 8-5 at the Oct. 9, 2020 Public Hearing.

BCC Transmitted Staff recommendation by a vote of 6-0 at the Oct. 28, 2020 BCC Public Hearing.

**MOTION:** To revise conditions of approval adopted by Ordinance 2016-025.

10. [DOA-2020-00775](#) Title: a Development Order Amendment application of Divosta Homes by Urban Design Kilday Studios, Agent. Request: to modify the Master Plan; and, to delete land area and units.

General Location: East and west sides of Polo Road, approximately 700 feet south of Lake Worth Road (also partially bounded by 47th Place South and the Lake Worth Drainage District (LWDD) Canal to the south, and Hooks Road and the LWDD E-2W Canal/Florida's Turnpike to the east). **(Fields at Gulfstream Polo PUD)** (Control 2005-00594)

Pages: 173 - 217

Conditions of Approval (181 - 192)

Project Manager: Ryan Vandenburg

Size: 221.56 acres ±

BCC District: 6

#### DISCLOSURE

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

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; and, to delete land area and units, subject to the Conditions of Approval as indicated in Exhibit C.

11. [LGA-2021-00005](#) Title: a Large Scale Future Land Use Amendment application of Haley Farms LLC, Dears Farm LLC, Palm Tree Farms LLC, Divosta Homes by JMorton Planning & Landscape Architecture, Agent. Request: Parcel A: Commercial High, with underlying 2 units per acre(CH/2) on 8.83 acres and Medium Residential, 5 units per acre (MR-5) on 16.96 acres to Multiple Land Use with an underlying Commercial High and 5 units per acre(MLU/CH/5) on 25.79 acres with conditions.

General Location: South side of Lake Worth Road, approximately 0.3 miles from Florida Turnpike and East and West sides of Polo Club Road, south of Lake Worth Road. **(Polo Gardens MLU)** (Control 2013-00296)

Pages: 219 - 285

Conditions of Approval (228 - 228)

Project Manager: Lisa Amara

Size: 25.79 acres ±

BCC District: 6

Staff Recommendation: Approval of the proposed amendment to change the Future Land Use designation from Commercial High with an underlying Low Residential, 2 units per acre (CH/2) on 8.83 acres and Medium Residential, 5 units per acre (MR-5) on 16.97 acres to Multiple Land Use (MLU, CH/5) on 25.79 acres.

Planning Commission Recommendation: PLC recommended Approval of Applicant's request in a vote of 8-5 at the Oct. 9, 2020 Public Hearing.

BCC Transmitted staff recommendation by a vote of 6-0 at the Oct. 28, 2020 BCC Public Hearing.

**MOTION:** Motion to Adopt an Ordinance for LGA 2021-00005.

- 12. [ZV/PDD/CA-2020-00788](#) Title: an Official Zoning Map Amendment application of Haley Farms LLC, Dears Farm LLC, Palm Tree Farms LLC, Divosta Homes by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Residential Transitional (RT) and Planned Unit Development (PUD) Zoning Districts to the Multiple Use Planned Development (MUPD) District.

Title: a Class A Conditional Use of Haley Farms LLC, Dears Farm LLC, Palm Tree Farms LLC, Divosta Homes by JMorton Planning & Landscape Architecture, Agent. Request: to allow a Transfer of Development Rights (TDR); a Workforce Housing Program (WHP) Density Bonus greater than 50 percent; and, a Type 1 Restaurant with Drive-through.

General Location: Southeast corner of Lake Worth Road and Polo Club Road. **(Polo Gardens MUPD)** (Control 2013-00296)

Pages: 287 - 352

Conditions of Approval (301 - 312)

Project Manager: Ryan Vandenburg

Size: 25.79 acres ±

BCC District: 6

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-2 through C-5.

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

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

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 6-0-1.

**MOTION:** To adopt a Resolution approving an Official Zoning Map Amendment to allow a rezoning from the Residential Transition (RT) and Planned Unit Development (PUD) Zoning Districts to the Multiple Use Planned Development (MUPD) 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 Type 1 Restaurant with Drive-through, subject to the Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To adopt a Resolution approving a Class A Conditional Use for a Transfer of Development Rights, subject to the Conditions of Approval as indicated in Exhibit C-4.

**MOTION:** To adopt a Resolution approving a Class A Conditional Use for a Workforce Housing Program (WHP) Density Bonus greater than 50 percent, subject to the Conditions of Approval as indicated in Exhibit C-5.

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

**H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION**

**I. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**J. ZONING APPLICATIONS - NEW**

**K. COMPREHENSIVE PLAN TEXT AMENDMENTS**

**L. ULDC 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**