



**ZONING COMMISSION  
ZONING HEARING**

**AMENDMENTS TO THE AGENDA  
JULY 6, 2017**

**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>
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**POSTPONMENTS/REMANDS/WITHDRAWALS AGENDA**

**C. WITHDRAWALS**

12.	(400-421)	ZV-2017-00348 (1980-00073)	St Andrew's Country Club PUD
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**MOTION:** To withdraw without prejudice.

**CONSENT AGENDA**

**D. ZONING APPLICATIONS – NEW**

4.	(34-34)	ZV-2017-01039 (1979-00132)	Chevra Kadisha Cemetery B
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**AMEND** Variance 5 of Exhibit C to read as follows:

The reduced amount of trees and shrubs on the Compatibility Buffer shall be relocated to the Right of Way (ROW) buffer along ~~the east side of the property~~ Congress Avenue or Memorial Way.

7.	(152-153)	DOA-2016-02216 (1973-00077)	Atlantic Bank Corp
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**AMEND** Engineering Condition 3 of Exhibit C to read as follows:

3. Prior to August 1, 2018, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code concurrently with the property to the west with Zoning Control Number 1978-00288 and shall create onsite all necessary cross access easements for access between the two sites.

8.	(185-188)	ABN/PDD/CA-2017-0137	Wawa HO 1193
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**ADD** Engineering Condition 1 of Exhibit C-1, and renumber accordingly, to read as follows:

1. In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2018. 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. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code.

**ADD** Engineering Conditions 8 and 9 of Exhibit C-1 to read as follows:

8. The Property Owner shall fund the construction plans and the construction to lengthen the existing left turn lane south approach on Haverhill Rd at Okeechobee Blvd. This turn lane shall be lengthened up to Pineaire Ln with paved taper, as approved by the County Engineer. The existing north approach left turn lane on Haverhill Rd at Pineaire Ln will need to be eliminated to accommodate the above. This construction shall be concurrent with the paving and drainage improvements for the site. 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.

a. Permits required for improvements identified above shall be obtained from Palm Beach County prior to the issuance of the first Building Permit.

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy.

9. The Property Owner shall design, install and perpetually maintain median landscape within the median of all abutting right of way of Okeechobee Blvd. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires County Engineer approval. Median landscaping installed by Property Owner shall be perpetually maintained by the Property Owner, his successors and assigns, without recourse to Palm Beach County, unless the Property Owner provides payment for maintenance as set forth in Paragraph c below.

a. The necessary permit(s) for this landscaping and irrigation shall be applied for from the Florida Department of Transportation prior to the issuance of the first building permit. (BLDG PERMIT: MONITORING-Eng)

b. All installation of the landscaping and irrigation shall be completed prior to the issuance of the first certificate of occupancy. (CO: MONITORING -Eng)

c. Alternately, at the option of the Property Owner or if the construction of the required landscape and irrigation is not possible due to physical constraints, the Property Owner may make a contribution to Palm Beach County's Only Trees Irrigation and Sod, OTIS program, unincorporated thoroughfare beautification program prior to the issuance of the first Building Permit. This payment option is only available if the roadway segment is included in the County's current OTIS Master Plan and shall be based on the project's front footage along Okeechobee Blvd. This payment shall be in the amount and manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended. (BLDG PERMIT: MONITORING -Eng)

**9. (224-231) ZV/DOA/R-2016-1826 The Falls Commercial MUPD  
(1985-00155)**

**ADD** All Petitions 2 of Exhibit C-1 to read as follows:

2. All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2016-0131 (Control 1985-00155), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners or Zoning Commission, unless expressly modified.

**REPLACE** Engineering Condition 9 of Exhibit C-1 to read as follows:

9. Prior to the issuance of the first Certificate of Occupancy, the Property Owner shall provide a traffic signal proportionate payment of \$75,000 to the Palm Beach County Engineering Department's Traffic Division towards the installation of a traffic signal at the western-most access connection on Hypoluxo Road that aligns with the median opening of the shopping center to the south.

**ADD** All Petitions 2 to Exhibit C-2 to read as follows:

2. All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2016-0132 (Control 1985-00155), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners or Zoning Commission, unless expressly modified.

## **REGULAR AGENDA**

### **D. ZONING APPLICATIONS – PREVIOUSLY POSTPONED**

11. (323-396) PDD/DOA/W/CA-2016-2029 Bridges-Mizner AGR PUD  
(2005-00455)

**ADD** SCHOOL BOARD 1 of Exhibit C-2 to read as follows:

1. The Property Owner is required to provide a financial contribution of \$300,000.00 for two (2) modular classroom units in order to mitigate impact at the middle school level by January 31, 2018. (DATE:SCHOOL BOARD-School Board)



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

**THURSDAY JULY 6, 2017**

**9:00 A.M.**

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

**CALL TO ORDER**

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

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**COMMENTS**

**ADJOURNMENT**

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

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



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

**JULY 6, 2017**

**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, July 27, 2017 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. [ABN/DOA-2015-02519](#) Title: a Development Order Abandonment application of CVS 4785 FL LLC, Taz Inc - Hardial Sibia by Hardial Sibia, Agent. Request: to abandon a Financial Institution.

Title: a Development Order Amendment application of CVS 4785 FL LLC, Taz Inc - Hardial Sibia by Hardial Sibia, Agent. Request: to reconfigure the site plan, add square footage, and amend Conditions of Approval (Building and Site Design, Landscape, Signs, Use Limitations).

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

Pages 1 - 1

Project Manager: Carrie Rechenmacher

Size: 3.99 acres ±

BCC District: 4

(affected area 1.81 acres ±)

Staff Recommendation: Staff recommends a postponement to Thursday, August 3, 2017.

**MOTION:** To postpone to Thursday, August 3, 2017.

**B. REMANDS**

**C. WITHDRAWALS**

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

**CONSENT AGENDA**

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

**B. STATUS REPORTS**

- 2. **STR-2007-00003-1** Title: Status Report for Resolution ZR-2008-0066 Request: to revoke the Class B Conditional Use to allow Agriculture Sales and Service approved by Resolution ZR-2008-0066. Property Owner: Shark Enterprises LLC General Location: Approximately 0.5 miles south of Atlantic Avenue on the west side of SR7. Zoning District: Agricultural Reserved (AGR) (**Shark Enterprises (Control No. 2007-00003)**)

Pages 2 - 6  
 Project Manager: Bruce Thomson  
 Size: 3.62 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request.

**MOTION:** To adopt a resolution revoking the Class B Conditional Use to allow Agriculture, Sales and Service approved by Resolution ZR-2008-0066.

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**D. ZONING APPLICATIONS - NEW**

- 3. **ZV-2017-00352** Title: a Type II Variance application of Congregation Chevra Kadisha Inc by Miller Land Planning, Agent. Request: to eliminate a Right of Way Buffer; reduce the width and the number of trees and shrubs for a Compatibility Buffer; and, reduce the number of interior trees.

General Location: Southwest corner of Congress Avenue and Lantana Road. (**Chevra Kadisha Cemetery A**) (Control 1979-00132)

Pages 7 - 27  
 Conditions of Approval Pages (13 - 13)  
 Project Manager: Yoan Machado  
 Size: 14.66 acres ±  
 (affected area 6.35 acres ±)

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to 9 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Type II Variance to eliminate a Right of Way Buffer; reduce the width and the number of trees and shrubs for a Compatibility Buffer; and, reduce the number of interior trees subject to the Conditions of Approval as indicated in Exhibit C.

4. [ZV-2017-01039](#) Title: a Type II Variance application of Congregation Chevra Kadisha Inc by Miller Land Planning, Agent. Request: to eliminate a Right of Way Buffer; reduce the width and the number of trees and shrubs for a Compatibility Buffer; and, reduce the number of interior trees.

General Location: Southwest corner of Congress Avenue and Lantana Road. **(Chevra Kadisha Cemetery B)** (Control 1979-00132)

Pages 28 - 48

Conditions of Approval Pages (34 - 34)

Project Manager: Yoan Machado

Size: 7.70 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to 9 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Type II Variance to eliminate a Right of Way Buffer; reduce the width and the number of trees and shrubs for a Compatibility Buffer; and, reduce the number of interior trees subject to the Conditions of Approval as indicated in Exhibit C.

5. [ZV/PDD/DOA-2016-02199](#) Title: a Type II Variance application of Mazal Land, LLC by Miller Land Planning, Agent. Request: to allow an increase in the number of parking spaces.

Title: an Official Zoning Map Amendment to a Planned Development District application of Mazal Land, LLC by Miller Land Planning, Agent. Request: to allow rezoning from the Agriculture Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Development Order Amendment application of Mazal Land, LLC by Miller Land Planning, Agent. Request: to reconfigure the site plan; add land area; request an Alternative Type 3 Incompatibility buffer to eliminate the required wall; and, to modify Conditions of Approval (Landscaping).

General Location: Southeast corner of Boynton Beach Boulevard and Hagen Ranch Road. **(Hagen Ranch Commerce Center MUPD)** (Control 1991-00047)

Pages 49 - 105

Conditions of Approval Pages (58 - 70)

Project Manager: Carlos Torres

Size: 9.25 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 10 Conditions of Approval as indicated in Exhibit C-1; 4 Condition of Approval as indicated in Exhibit C-2; and 77 Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To adopt a resolution approving a Type II Variance to allow an increase in the number of parking spaces subject to Conditions of Approval as indicated in Exhibit C-1.

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

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the site plan; add land area; request an Alternative Type 3 Incompatibility buffer to eliminate the required wall; and, to modify Conditions of Approval (Landscaping) subject to Conditions of Approval as indicated in Exhibit C-3.



6. [ZV-2016-02203](#) Title: a Type II Variance application of Brightwork Acquisitions, LLC by Dunay Miskel and Backman LLP, Agent. Request: to allow a reduction in the minimum acreage for a Multiple Use Planned Development (MUPD).  
General Location: Northwest corner of Southern Boulevard and Benoist Farms Road. **(Wawa SB 1327)** (Control 1991-00037)

Pages 106 - 147

Conditions of Approval Pages (112 - 112)

Project Manager: Meredith Leigh

Size: 3.13 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 6 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Type II Variance to allow a reduction in the minimum acreage for a Multiple Use Planned Development (MUPD) subject to Conditions of Approval as indicated in Exhibit C.

7. [DOA-2016-02216](#) Title: a Development Order Amendment application of First Union Natl Bank of Fla by Dunay Miskel and Backman LLP, Agent. Request: to reconfigure the Site Plan and delete land area.  
General Location: Approximately 160 feet east of Haverhill Road on the south side of Okeechobee Boulevard. **(Atlantic Bank Corp)** (Control 1973-00077)

Pages 148 - 176

Conditions of Approval Pages (152 - 153)

Project Manager: Carolina Valera

Size: 3.19 acres ±

BCC District: 7

(affected area 1.57 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 11 Conditions of Approval as indicated in Exhibit C.

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

8. [ABN/PDD/CA-2017-00137](#) Title: a Development Order Abandonment application of Brightwork Acquisitions LLC by Dunay Miskel and Backman LLP, Agent. Request: to abandon an Auto Service Station.

Title: a Planned Development District application of Brightwork Acquisitions LLC by Dunay Miskel and Backman LLP, Agent. Request: to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District.

Title: a Class A Conditional Use application of Brightwork Acquisitions LLC by Dunay Miskel and Backman LLP, Agent. Request: to allow a Retail Gas and Fuel Sales with a Convenience Store.

General Location: Southeast corner of Haverhill Road and Okeechobee Boulevard. **(Wawa HO 1193)** (Control 1978-00288)

Pages 177 - 216

Conditions of Approval Pages (185 - 188)

Project Manager: Carolina Valera

Size: 2.48 acres ±

BCC District: 7

Staff Recommendation: Staff recommends approval of the requests subject to 15 Condition of Approval as indicated in Exhibit C-1; and 6 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Development Order Abandonment to abandon the Special Exception for an Auto Service Station.

**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-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow Retail Gas and Fuel Sales with a Convenience Store subject to the Conditions of Approval as indicated in Exhibit C-2.

9. [ZV/DOA/R-2016-01826](#) Title: a Development Order Amendment application of Max Realty Corporation by Shutts and Bowen LLP, Agent. Request: to reconfigure the Site Plan; add square footage; modify and delete square footage; and, modify and delete Conditions of Approval (Architectural, Engineering, Planned Development, Signs).  
Title: a Requested Use application of Max Realty Corporation by Shutts and Bowen LLP, Agent. Request: to allow Retail Gas and Fuel Sales with a Convenience Store.  
General Location: Northwest corner of Jog Road and Hypoluxo Road. **(The Falls Commercial MUPD)** (Control 1985-00155)

Pages 217 - 248

Conditions of Approval Pages (224 - 231)

Project Manager: Yoan Machado

Size: 3.51 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 26 Conditions of Approval as indicated in Exhibit C-1, 5 Conditions of Approval as indicated in Exhibit C-2, and 6 Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan; add square footage; modify and delete square footage; and, modify and delete Conditions of Approval (Architectural, Engineering, Planned Development, Signs) subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the site plan and add square footage for the Type I Restaurant with Drive through subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Class A Conditional Use to allow Retail Gas and Fuel Sales with a Convenience Store subject to the Conditions of Approval as indicated in Exhibit C-3.

**E. CORRECTIVE RESOLUTIONS**

**F. ABANDONMENTS**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- 10. **DOA/W-2016-02025** Title: a Development Order Amendment application of Boca Raton Associates VII LLLP, Mcgrath Farms Inc, Pontano Family Farms LLC, Boynton Beach Associates XXIV LLLP, 87th Place South LLC, South Fla Water Mgmt Dist by G.L. Homes, Agent. Request: to reconfigure the Master Plan; add and delete land area; delete units; amend the Conservation Easement; and, modify Conditions of Approval (Engineering and Planning).  
Title: a Type II Waiver application of Boca Raton Associates VII LLLP, Mcgrath Farms Inc, Pontano Family Farms LLC, Boynton Beach Associates XXIV LLLP, 87th Place South LLC, South Fla Water Mgmt Dist by G.L. Homes, Agent. Request: to allow 65 percent of the local streets to terminate in a Cul-de-sac.  
General Location: On the west side of Lyons Road approximately one mile south of Atlantic Avenue. **(Hyder AGR-PUD)** (Control 2005-00455)

Pages 249 - 324

Conditions of Approval Pages (257 - 271)

Project Manager: Roger Ramdeen

Size: 1,836.80 acres ±

BCC District: 5,6

Staff Recommendation: Staff recommends approval of the requests subject to 45 Conditions of Approval as indicated in Exhibit C-1; and 7 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Master Plan; add and delete land area; delete units; amend the Conservation Easement; and, modify Conditions of Approval (Engineering and Planning) subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Type II Waiver to allow 65 percent of the local streets to terminate in a Cul-de-sac subject to the Conditions of Approval as indicated in Exhibit C-2.

11. [PDD/DOA/W/CA-2016-02029](#) Title: an Official Zoning Map Amendment application of Bridges HOA Inc, South Fla Water Mgmt Dist Licensor, Amkbj Partners Ltd LLLP, South Fla Water Mgmt Dist, Mizner Country Club Master Assn Inc by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from Agricultural Reserve (AGR) and Planned Unit Development (PUD) Zoning Districts to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District.

Title: a Development Order Amendment application of Bridges HOA Inc, South Fla Water Mgmt Dist Licensor, Amkbj Partners Ltd LLLP, South Fla Water Mgmt Dist, Mizner Country Club Master Assn Inc by JMorton Planning & Landscape Architecture, Agent. Request: to reconfigure the Master Plan; add and delete land area; increase the number of units; amend the Conservation Easement; modify Conditions of Approval (Engineering, Palm Tran and Planning); and, restart the commencement of development.

Title: a Type II Waiver application of Bridges HOA Inc, South Fla Water Mgmt Dist Licensor, Amkbj Partners Ltd LLLP, South Fla Water Mgmt Dist, Mizner Country Club Master Assn Inc by JMorton Planning & Landscape Architecture, Agent. Request: to allow 46 percent of the local streets to terminate in a Cul-de-sac.

Title: a Class A Conditional Use application of Bridges HOA Inc, South Fla Water Mgmt Dist Licensor, Amkbj Partners Ltd LLLP, South Fla Water Mgmt Dist, Mizner Country Club Master Assn Inc by JMorton Planning & Landscape Architecture, Agent. Request: to allow a Golf Course.

General Location: On the east of Lyons Road approximately one mile south of Atlantic Avenue. **(Bridges-Mizner AGR-PUD)** (Control 2004-00250)

Pages 325 - 399

Conditions of Approval Pages (338 - 353)

Project Manager: Yoan Machado

Size: 2,323.20 acres ±

BCC District: 5,6

Staff Recommendation: Staff recommends approval of the requests subject to 4 Conditions of Approval as indicated in Exhibit C-1, 52 Conditions of Approval as indicated in Exhibit C-2, 7 Conditions of Approval as indicated in Exhibit C-3, and 4 Conditions of Approval as indicated in Exhibit C-4.

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

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Master Plan; add and delete land area; increase the number of units; amend the Conservation Easement; modify Conditions of Approval (Engineering, Palm Tran and Planning); and, restart the commencement of development subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Type II Waiver to allow 46 percent of the local streets to terminate in a Cul-de-sac subject to the Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Golf Course subject to the Conditions of Approval as indicated in Exhibit C-4.

12. [ZV-2017-00348](#) Title: a Type II Variance application of St Andrews Country Club Inc by Cotleur & Hearing Inc., Agent. Request: to allow an increase in height for a golf course net adjacent to Residential.

General Location: Northeast corner of Florida's Turnpike and Clint Moore Road. **(St Andrew's Country Club PUD)** (Control 1980-00073)

Pages 400 - 421

Conditions of Approval Pages (406 - 406)

Project Manager: Donna Adelsperger

Size: 759.17 acres  $\pm$

BCC District: 5

(affected area 63.78 acres  $\pm$ )

Staff Recommendation: Staff recommends denial of the request.

**MOTION:** To adopt a resolution denying a Type II Variance to allow an increase in height for a golf course net adjacent to Residential.

- 13. [ZV/ABN/DOA/R-2016-01229](#) Title: a Type II Variance application of Boynton Kir by Gunster Yoakley & Stewart PA, Agent. Request: to allow a reduction in the Right of Way Buffer width; reduce the divider median width; eliminate the trees within a divider median; and, reduce the number and dimensions for point of service/queuing spaces.  
Title: Development Order Abandonment application of Boynton Kir by Gunster Yoakley & Stewart PA, Agent. Request: to abandon a Special Exception for an Auto Service Station.  
Title: a Development Order Amendment application of Boynton Kir by Gunster Yoakley & Stewart PA, Agent. Request: to reconfigure the Site Plan; delete square footage; modify uses; and, add parking spaces.  
Title: a Requested Use. application of Boynton Kir by Gunster Yoakley & Stewart PA, Agent. Request: to allow Retail Gas and Fuel.  
General Location: Northwest corner of Military Trail and Boynton West Road. **(7-Eleven Inc. at Boynton West Shopping Center)** (Control 1972-00051)

Pages 422 - 484

Conditions of Approval Pages (434 - 440)

Project Manager: Carolina Valera

Size: 17.84 acres ±

BCC District: 5

(affected area 1.24 acres ±)

Staff Recommendation: Staff recommends approval of the Type II Variance to allow a reduction in the Right-of-Way buffer width; reduce the divider median width; and eliminate the trees within the divider median; subject to 11 Conditions of Approval as indicated in Exhibit C-1.

Staff recommends **denial** of the Type II Variance to reduce the dimension for point of service/queuing spaces.

Staff recommends approval of the Development Order Abandonment; approval of the Development Order Amendment and Requested Use for a Retail Gas and Fuel; subject to 7 Conditions of Approval as indicated in Exhibit C-3 and 5 Conditions of Approval as indicated in Exhibit C-4.

**MOTION:** To adopt a resolution approving a Type II Variance to allow a reduction in the Right of Way buffer width; reduce the divider width; and, eliminate the trees within the divider median, subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution **denying** a Type II Variance to allow a reduction of the number and dimensions for point of service/queuing spaces.

**MOTION:** To recommend approval of a Development Order Abandonment to abandon the Special Exception for an Auto Service Station.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan; delete square footage; modify uses; and, add parking spaces, subject to the Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To recommend approval of a Requested Use for Retail Gas and Fuel, subject to the Conditions of Approval as indicated in Exhibit C-4.

**D. ZONING APPLICATIONS - NEW**

**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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