



**ZONING COMMISSION  
ZONING HEARING**

**AMENDMENTS TO THE AGENDA  
MAY 4, 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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**REGULAR AGENDA**

**D. ZONING APPLICATIONS – NEW**

<b>5.</b>	<b>(142-166)</b>	<b>ZV-2017-00363 (2005-00394)</b>	<b>Arden PUD</b>
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**DELETE** Variance conditions 1 through 5 of Exhibit C and **REPLACE** to read as follows:

**VARIANCE**

1. Prior to the submittal for Final Approval by the Development Review Officer (DRO), the Preliminary Master Plan dated March 09, 2017 shall be amended to show the approved Variance(s) and any associated Conditions of Approval shall be shown on the Final Master Plan. (DRO: ZONING - Zoning)
2. The Development Order for this Standalone Variance shall be tied to the Time Limitations of the Development Order for ABN/PDD/R-2013-00499. The Property Owner shall secure a Building Permit or Commencement of Development to vest this Variance. (ONGOING: MONITORING - Zoning)
3. At time of application for a Building Permit, the Property Owner shall provide a copy of this Variance approval along with copies of the approved Plan to the Building Division. (BLDGPMT: BUILDING DIVISION - Zoning)
4. This Variance is approved for all pods with one (1) story Single Family units. Any change to the use shall require reconsideration of the Variance by the Zoning Commission. (ONGOING: ZONING - Zoning)



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

**THURSDAY MAY 4, 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**

**MAY 4, 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, May 25, 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-2016-01638](#) Title: a Development Order Abandonment application of Lantana Charter LLC by iPlan and Design LLC, Agent. Request: to abandon a Place of Worship.  
Title: a Development Order Amendment application of Lantana Charter LLC by iPlan and Design LLC, Agent. Request: to reconfigure the Master Plan and Site Plan; modify square footage (Charter School); amend Conditions of Approval (Engineering and Use Limitations); and, to modify uses.

General Location: Approximately 0.45 miles east of the Lyons Road and on the south side of Lantana Road. **(Palm Beach School for Autism)** (Control 1981-00233)

Pages 1 - 1

Project Manager: Carrie Rechenmacher

Size: 5.10 acres ±

BCC District: 3

Staff Recommendation: Staff recommends a postponement to Thursday, June 1, 2017.

**MOTION:** To postpone to Thursday, June 1, 2017.

**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**

**E. CORRECTIVE RESOLUTIONS**

**F. SUBDIVISION VARIANCE**

- 2. Title: [SD-160](#) Title: Resolution approving a Subdivision Variance application of Betsalel and Marci Sussman Lazar, by WGI, Agent.

To allow a variance from the design and construction standards to allow access to the proposed 6-lot subdivision via Aladdin Avenue, a 20-foot residential right-of-way, without dedication of additional right-of-way. (Article 11.E.2.A.18).

General Location: east side of Lawrence Road, north of Old Boynton Road and south of Gateway Boulevard, in the AR Zoning District. (Aladdin Residential) (2003-30038)

Pages 2 - 17  
 Conditions of Approval (8 - 8)  
 Project Manager: Joanne Keller  
 Size: 1.32 +/- acres

BCC: 03

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

**MOTION:** To adopt a resolution approving a Subdivision Variance to allow a variance from the design and construction standards to allow access to the proposed 6-lot subdivision via Aladdin Avenue, a 20-foot residential right-of-way, without dedication of additional right-of-way. (Article 11.E.2.A.18) subject to the Conditions of Approval as indicated in Exhibit C.

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**D. ZONING APPLICATIONS - NEW**

- 3. [ZV/PDD/R-2016-00845](#) Title: a Requested Use application of W95 Glades, Glades W95 LLC, Daniel Johns by Wantman Group Inc., Agent. Request: to allow Workforce Housing Density Bonus in excess of 30 percent.

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

Pages 18 - 73

Conditions of Approval Pages (26 - 36)

Project Manager: Yoan Machado

Size: 37.99 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 4 Conditions of Approval as indicated in Exhibit C-6.

**MOTION:** To recommend approval of a Requested Use to allow Workforce Housing Density Bonus in excess of 30 percent subject to the Conditions of Approval as indicated in Exhibit C-6.

4. [SV/DOA/R-2015-01464](#) Title: a Subdivision Variance application of Mazzone William Trs &, M&M Realty Partner's @ Hagen Ranch LLC - Jack Morris by Urban Design Kilday Studios, Agent. Request: to allow access to a major street.  
Title: a Development Order Amendment application of Mazzone William Trs &, M&M Realty Partner's @ Hagen Ranch LLC - Jack Morris by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan; delete square footage; add an access point; add uses; allow an Alternative MUPD Landscape Buffer; and modify and delete Conditions of Approval (Architectural Review, Landscaping, Engineering, Signs, Use Limitation).  
Title: a Requested Use application of Mazzone William Trs &, M&M Realty Partner's @ Hagen Ranch LLC - Jack Morris by Urban Design Kilday Studios, Agent. Request: to allow a Type I Restaurant with Drive-through.  
General Location: Northeast corner of Boynton Beach Boulevard and Hagen Ranch Road. **(Hagen Commercial MUPD)** (Control 2008-00421)

Pages 74 - 141

Conditions of Approval Pages (83 - 93)

Project Manager: Roger Ramdeen

Size: 7.92 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1; 29 Conditions of Approval as indicated in Exhibit C-2; and, 6 Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To adopt a resolution approving a Subdivision Variance to allow access to a major street subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval for the Development Order Amendment to reconfigure the Site Plan; delete square footage; add an access point; add uses; allow an Alternative MUPD Landscape Buffer; and modify and delete Conditions of Approval (Architectural Review, Landscaping, Engineering, Signs, Use Limitation) subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval for a Requested Use to allow a Type I Restaurant with Drive-through subject to the Conditions of Approval as indicated in Exhibit C-3.

5. [ZV-2017-00363](#) Title: a Type II Variance application of Highland Dunes Associates Property LLC, Highland Dunes Associates Property Llc by Urban Design Kilday Studios, Agent. Request: to allow an increase in building coverage for single story Single-family dwelling units.

General Location: Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard. **(Arden PUD)** (Control 2005-00394)

Pages 142 - 166

Conditions of Approval Pages (147 - 147)

Project Manager: Diego Penalosa

Size: 1,209.96 acres ±

BCC District: 6

Staff Recommendation: Staff recommends denial of the request.

**MOTION:** To adopt a resolution denying a Type II Variance to allow an increase in building coverage for single story Single-family dwelling units.

**E. SUBDIVISION VARIANCE**

**F. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

6. Title: [Workshop](#)

Pages 167 - 171

**MOTION:**

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. COMMISSIONERS**

**ADJOURNMENT**



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