



**AMEND** Landscape Interior Condition 1 of Exhibit C-1, to read as follows:

1. A minimum of 813 square feet of Foundation Planting shall be provided along the south facade of the proposed 111,838 square foot Limited Access Self Service Storage building, to be generally consistent with the Preliminary Site Plan dated March 25, 2019. (ONGOING: ZONING - Zoning)

## **REGULAR AGENDA**

### **C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

8. (175-180) PDD-2018-01692 The Lofts at Lake Worth  
(2016-00114)

**AMEND** All Petitions Condition 1 of Exhibit C-1, to read as follows:

1. The approved Preliminary Master Plan is dated March 11, 2019. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses ~~or 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. (ONGOING: ZONING - Zoning)

**ADD** Engineering Condition 10 of Exhibit C-1, to read as follows:

10. The Property Owner shall record an access easement over D Este Court from Fountains Drive to the project boundary. The access easement shall be recorded by the Property Owner and approved by the County Attorney and County Engineer prior to recordation.

a. The access easement shall be shown on the Zoning plan prior to the final approval by the Development Review Officer. (DRO: ENGINEERING -Engineering)

b. The access easement shall be recorded prior to the issuance of the first building permit. (BLDGPM: MONITORING -Engineering)

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

1. Prior to ~~final approval of the Master Plan-Final Approval~~ by the Development Review Officer, a Phase II Environmental Audit shall be submitted to the Department of Environmental Resources Management (ERM). If the results of the Phase II audit indicate areas of on-site contamination, the project shall be referred to the Florida Department of Environmental Protection (FDEP) for the development of a mitigation plan and to oversee the remediation on the site. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

**ADD** Health Condition 1 of Exhibit C-1, to read as follows:

#### HEALTH

1. The property owner shall adhere to the requirements pursuant to the approved Dust Control Letter during all applicable phases of construction. The letter shall be posted alongside the Building Permit on the construction site. (ONGOING: HEALTH DEPARTMENT – Health Department)

**AMEND** Landscape Perimeter Condition 1 of Exhibit C-1, to read as follows:

**LANDSCAPE PERIMETER – LANDSCAPING ALONG PORTIONS OF THE NORTHWEST AND WEST NORTH, SOUTH, EAST AND NORTHWEST PROPERTY LINES ADJACENT TO THE WEST PARKING LOT (ABUTTING EXISTING RESIDENTIAL BUILDINGS) (EXCEPT THE RIGHT OF WAY BUFFER ABUTTING JOG ROAD)**

1. Landscaping along the ~~northwest and west~~ north, south, east and northwest property lines as delineated on the Preliminary Regulating Site Plan dated May 31, 2019.

a. a minimum of twenty-five (25) foot wide buffer strip;

b. a three (3) foot high continuous berm. The height of the berm shall be measured from the top of the curb of the adjacent parking lot;

- c. a six (6) foot high opaque fence or a vinyl coated chain link fence with a six (6) foot high hedge to be planted on the exterior side of the fence. Fence shall be located on the top of the berm. This fence shall be connected to the fence on the east Right-of-Way Buffer;
- d. one (1) Canopy tree for each twenty (20) linear feet of this buffer. Trees may be planted on either side of the fence;
- e. one (1) palm for each thirty (30) linear feet of this buffer. Palms may be planted on either side of the wall fence, and shall be clustered in a group of three or five palms.
- f. one (1) medium shrub for each four (4) linear feet of this buffer. Shrubs shall be located on the external side of the fence; and,
- g. one (1) small shrub for each two (2) linear feet of this buffer and to be located on the internal both sides of the fence.
- h. Prior to the issuance of the building permit for residential buildings No. 1, 5 and 9 through 11 and the Recreation Area buildings located adjacent to the west parking lots, the installation of the berm and fence shall be completed. (BLDGPMT/DRO: ZONING - Zoning)

**AMEND** Landscape Perimeter Condition 2 of Exhibit C-1, to read as follows:

**LANDSCAPE PERIMETER – LANDSCAPING ALONG EAST RIGHT OF WAY LANDSCAPE BUFFER (SOUTH JOG ROAD)**

2. In addition to Code requirements, the east R-O-W Buffer adjacent to South Jog Road shall be upgraded to include a six (6) foot high opaque fence or a vinyl coated chain link fence with a six (6) foot high hedge. This fence shall be connected to the fence on the north property line. (BLDGPMT/DRO: ZONING - Zoning)

**AMEND** Landscape Perimeter Condition 3 of Exhibit C-1, to read as follows:

**LANDSCAPE PERIMETER – LANDSCAPING ALONG PROPERTY LINE OF CIVIC POD**

3. Landscape Buffers along perimeter of the Civic Pod shall include a six (6) foot high opaque fence or a vinyl coated chain link fence with a six (6) foot high hedge. This fence shall be connected to the fence on the east Right-of-Way Buffer. (BLDGPMT/DRO: ZONING - Zoning)

**AMEND** Site Design Condition 1 of Exhibit C-1, to read as follows:

**SITE DESIGN**

1. Prior to Final approval by the Development Review Officer, the Preliminary Subdivision Site Plan shall be revised to depict a minimum of 123 feet setback from Building A 5 and all dumpster enclosures/compactors to existing buildings within Tracts 3 and 5 of the Fountains North development. (~~ONGOING~~ BLDGPMT/DRO: ZONING - Zoning)

**DELETE** Site Design Condition 2 of Exhibit C.

**D. ZONING APPLICATIONS - NEW**

11. (261-263) DOA/CA-2018-00120 Boynton Beach Commons MUPD  
(2006-00367)

**DELETE** Engineering Condition 2 of Exhibit C-1.

**RENUMBER** Engineering Condition 3 to Engineering Condition 2 of Exhibit C-1.

~~23.~~ Prior to the issuance of a building permit the Property Owner shall ...

**RENUMBER** Engineering Condition 4 to Engineering 3 of Exhibit C-1.

~~34.~~ The Property owner shall construct a right turn lane...

**RENUMBER** Engineering Condition 5 to Engineering Condition 4 and amend Exhibit C-1, as follows:

~~45.~~ Previous ENGINEERING Condition 4...

~~d. (ONGOING: ENGINEERING-Engineering)~~

~~e. (ONGOING: ENGINEERING -Engineering)~~

**ADD** Engineering Condition 5 of Exhibit C-1, to read as follows:

5. Prior to the issuance of the first building permit, 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 or as otherwise approved by the County Engineer. (BLDG PERMIT: MONITORING-Engineering)

**ADD** Engineering Condition 6 of Exhibit C-1, to read as follows:

6. The Property Owner shall submit an access easement to the County that provides access from the site to Orchid Grove Trail.

a. The easement shall be approved by the County Attorney and Land Development prior to recordation. The easement shall be recorded by the Property Owner prior to the final approval of the Site Plan by the Development Review Officer. (DRO: ENGINEERING -Engineering)

b. If the Property Owner no longer needs the access for the development, the Property Owner may release the access easement. (ONGOING: ENGINEERING -Engineering)

**REPLACE** Engineering Condition 7 of Exhibit C-1 in its entirety, to read as follows:

7. The Property Owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The Property Owner shall provide drainage easements, as required, to accommodate offsite drainage.

a. Drainage study shall be provided the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING -Engineering)

b. Any required drainage easements shall be dedicated in conjunction with any required lot combination or recorded prior to issuance of the first building permit, whichever shall occur first. (BLDG/PMT/PLAT: ENGINEERING -Engineering)

13/14/15. (350-353)

CA/DOA/PDD/W-2019-00135  
(1981-00019)

Boca Raton Golf Course PUD

**AMEND** Environmental Condition 1 of Exhibit C-3, to read as follows:

**ENVIRONMENTAL**

1. Prior to the approval of the site plan by the Development Review Officer for the residential portions of the PUD (not inclusive of the public civic site), a Phase II Environmental Audit for the residential portions of the PUD (not inclusive of the public civic site) shall be submitted to the Department of Environmental Resources Management. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) (Previous ENVIRONMENTAL Condition 1 of Resolution R-2018-1709, Control No.1981-00019)

**AMEND** Site Design Condition 1 of Exhibit C-3, to read as follows:

**SITE DESIGN**

1. Further to the issuance of a Certificate of Completion for the new 400 foot Self-Support Communication Tower to be located in the 0.474 Civic Pod in the south-east corner of the PUD, the owner shall remove the existing Communication Tower and any ancillary uses associated with the existing Tower within 180 days. No residential building permits shall be issued within a 270 foot radius of the base of the existing Tower until such time as said Tower has been fully removed and received a Certificate of Completion from Palm Beach County for the removal of the Tower by Palm Beach County. (ONGOING: MONITORING - Zoning)



ZONING & URBAN PLANNING  
MARKET RESEARCH & ANALYSIS  
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.  
2240 PALM BEACH LAKES BLVD. • SUITE 103  
WEST PALM BEACH, FLORIDA 33409  
TEL: (561) 686-2481 • FAX: 681-1551

May 28, 2019

Mr. Jon MacGillis, Director  
Palm Beach County Zoning Division  
Palm Beach County Planning, Zoning & Building Department  
2300 North Jog Road  
West Palm Beach, FL 33411

Re: Totally Glass & Blinds - ZV-2018-01037

Dear Jon:

As agent for the above referenced variance application, I respectfully request a 30-day postponement from the June 6<sup>th</sup> Zoning Commission hearing to the July 3<sup>rd</sup> hearing to allow us time to amend the variance requests to include an additional parking variance.

Respectfully,

A handwritten signature in black ink, appearing to read 'Kevin McGinley', written in a cursive style.

Kevin McGinley  
President

c.c. Carlos Torres  
Bill Cross  
Totally Glass & Blinds

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

**THURSDAY JUNE 6, 2019**

**9:00 A.M.**

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

**CALL TO ORDER**

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

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**COMMENTS**

**ADJOURNMENT**

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

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



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

**JUNE 6, 2019**

**CALL TO ORDER**

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, and Pledge of Allegiance
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N Jog Rd, West Palm Beach, 33411, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on accepting, rejecting, or modifying the recommendations of staff regarding other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing in the 6th Floor, Jane Thompson Memorial Chambers, 301 N Olive Ave, West Palm Beach, 33401, at 9:00 A.M. on Tuesday, June 18, 2019 to take final action on the applications listed below regarding Official Zoning Map Amendments (rezoning), Class A Conditional Uses, Requested Uses, Planned Developments, Development Order Amendments, Waiver Requests and Administrative Inquiries.

- D. Notice:

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Chair, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- E. Proof of Publication - Motion to receive and file.
- F. Adoption of the Minutes
- G. Swearing In - County Attorney
- H. Disclosures

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

- 1. [SV/ZV/CA-2018-01805](#) Title: a Subdivision Variance application of JMB Holdings, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to reduce the minimum legal right-of-way access width.

Title: a Type 2 Variance application of JMB Holdings, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to reduce setbacks, landscape buffer width; reduce and eliminate landscape buffer vegetation materials; eliminate landscape protection measures (curbing) and trees; and, to allow location of a fence on the property line and to eliminate requirement to plant on exterior side of the fence.

Title: a Class A Conditional Use application of JMB Holdings, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Type 2 Congregate Living Facility.

General Location: Northwest corner of 155th Place North and 79th Terrace North. (**Banyan House**) (Control 2015-00115)

Pages 1 - 1

Project Manager: Carrie Rechenmacher

Size: 1.83 acres ±

BCC District: 1

Staff Recommendation: Staff recommends a postponement to Wednesday, July 3, 2019.

**MOTION:** To postpone to Wednesday, July 3, 2019.

- 2. [ZV/CA-2018-01804](#) Title: Type 2 Variance application of Dakota Limited Holdings, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to reduce parking space dimensions and drive aisle width, allow location of a fence on the property line and eliminate requirement to plant on exterior side of the fence; eliminate parking lot surface material requirement, landscape protection measures (curbing), Right-of-Way (R-O-W), Incompatibility Buffer and landscape island landscaping; and, to increase easement overlap in the R-O-W Buffer.

Title: a Class A Conditional Use application of Dakota Limited Holdings, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Type 2 Congregate Living Facility.

General Location: North side of Donald Ross Road, approximately 350 feet east of 69th Drive North. (**Hedge House**) (Control 2018-00013)

Pages 2 - 2

Project Manager: Carolina Valera

Size: 1.09 acres ±

BCC District: 1

Staff Recommendation: Staff recommends a postponement to Wednesday, July 3, 2019.

**MOTION:** To postpone to Wednesday, July 3, 2019.

**B. REMANDS**

**C. WITHDRAWALS**

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

**CONSENT AGENDA**

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

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**D. ZONING APPLICATIONS - NEW**

3. [ABN/Z-2018-02226](#) Title: a Development Order Abandonment application of Cross Development CC Lake Worth, LLC, Glenn Rasmussen by Gunster Yoakley & Stewart PA, CSS Engineering, Agent. Request: to abandon the Conditional Overlay Zone (COZ).  
Title: an Official Zoning Map Amendment application of Cross Development CC Lake Worth, LLC, Glenn Rasmussen by Gunster Yoakley & Stewart PA, CSS Engineering, Agent. Request: to allow a rezoning from the Single Family Residential (RS) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ).  
General Location: 0.08 miles north of Lantana Road on the west side of Haverhill Road.  
**(Caliber Collision Lake Worth)** (Control 2012-00580)

Pages 3 - 16

Conditions of Approval Pages (8 - 9)

Project Manager: Ryan Vandenburg

Size: 4.65 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to a Conditional Overlay Zone and 7 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Development Order Abandonment to abandon a Conditional Overlay Zone (COZ).

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Single Family Residential (RS) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C.

4. [DOA-2018-01613](#) Title: a Development Order Amendment application of Liberty Property Limited Partnership by Cotleur & Hearing Inc., Agent. Request: to reconfigure the site plan to add an access point and modify Conditions of Approval (Landscaping and Use Limitations); and, to modify a Class A Conditional Use for Manufacturing and Processing, add/delete square footages and modify Conditions of Approval (Use Limitations).

General Location: On the north side of Southern Boulevard, approximately 0.3 miles east of Jog Road. **(Liberty Airport Center)** (Control 2001-00064)

Pages 17 - 49

Conditions of Approval Pages (25 - 35)

Project Manager: Carrie Rechenmacher

Size: 68.11 acres ±

BCC District: 2

(affected area 1.00 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 46 Conditions 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 Amendment to reconfigure the site plan to add an access point, and modify Conditions of Approval (Landscaping and Use Limitations) subject to Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Amendment to modify a Class A Conditional Use for Manufacturing and Processing, add/delete square footages and modify Conditions of Approval (Use Limitations) subject to the Conditions of Approval as indicated in Exhibit C-2.

5. [DOA-2018-01914](#) Title: a Development Order Amendment application of EALC Investments, LLC by Charles Putman & Associates, Agent. Request: to reconfigure the Site Plan, add square footage, and modify a Condition of Approval (Day Care).

General Location: Northwest corner of South Jog Road and Morikami Park Road. **(Get Ready Set Grow)** (Control 1982-00184)

Pages 50 - 68

Conditions of Approval Pages (55 - 58)

Project Manager: Meredith Leigh

Size: 4.05 acres ±

BCC District: 5

(affected area 0.08 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 19 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan, add square footage, and modify a Condition of Approval (Day Care) subject to the Conditions of Approval as indicated in Exhibit C.

6. [ZV-2018-01037](#) Title: a Type 2 Variance application of Totally Glass & Blinds, LLC by Land Research Management Inc., Agent. Request: to reduce: front, side and rear setbacks, lot size, frontage, depth, terminal island width and planting material, interior landscaping material, Right-of-Way (R-O-W) buffer width and planting material, and Compatibility Buffer width and planting material; and, to eliminate dumpster, loading space, and Foundation Planting width and planting materials.

General Location: West side of Military Trail, approximately 0.25 miles south of Belvedere Road. ( **Totally Glass & Blinds**) (Control 2011-00348)

Pages 69 - 124

Conditions of Approval Pages (74 - 75)

Project Manager: Carlos Torres

Size: 0.15 acres ±

BCC District: 7

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

**MOTION:** To adopt a Resolution approving a Type 2 Variance to reduce: front, side and rear setbacks, lot size, frontage, depth, terminal island width and planting material, interior landscaping material, Right-of-Way (R-O-W) Buffer width and planting material, and Compatibility Buffer width and planting material; and, to eliminate dumpster, loading space, and Foundation Planting width and planting materials subject to 9 Conditions of Approval as indicated in Exhibit C.

7. [ZV/DOA-2018-01003](#) Title: a Type 2 Variance application of PS Florida One, Inc. by Keith and Associates Inc., Saul Ewing Arnstein & Leher LLP, Agent. Request: to reduce a Right of Way (R-O-W) Buffer width; eliminate foundation planting; and, increase the utility easement overlap in a R-O-W Buffer.

Title: a Development Order Amendment application of PS Florida One, Inc. by Keith and Associates Inc., Saul Ewing Arnstein & Leher LLP, Agent. Request: to reconfigure the Site Plan to add square footage and modify Conditions of Approval (Building and Site Design).

General Location: Northwest corner of Cypress Lakes Preserve Drive and State Road 7. (**Cypress Lake Preserve MUPD**) (Control 2000-00020)

Pages 125 - 167

Conditions of Approval Pages (132 - 139)

Project Manager: Carolina Valera

Size: 5.81 acres ±

BCC District: 6

Staff Recommendation: Staff recommends approval of the requests subject to 7 Conditions of Approval as indicated in Exhibit C-1; and, 40 Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a Resolution approving a Type 2 Variance to reduce a Right of Way (R-O-W) Buffer width; eliminate foundation planting; and, increase the utility easement overlap in a R-O-W Buffer 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 to add square footage and modify Conditions of Approval (Building and Site Design) subject to the Conditions of Approval as indicated in Exhibit C-2.

## E. CORRECTIVE RESOLUTIONS

## F. ABANDONMENTS

**END OF CONSENT AGENDA**

**REGULAR AGENDA****A. ITEMS PULLED FROM CONSENT****B. STATUS REPORTS****C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

8. [PDD-2018-01692](#) Title: an Official Zoning Map Amendment application of Concert Fountains Properties, LLC by WGINC, Agent. Request: to allow a rezoning from the Multifamily Residential High Density (RH) Zoning District to the Planned Unit Development (PUD) Zoning District.

General Location: West side of South Jog Road, approximately 0.3 miles south of Lake Worth Road. (**The Lofts at Lake Worth**) (Control 2016-00114)

Pages 168 - 195

Conditions of Approval Pages (175 - 181)

Project Manager: Carolina Valera

Size: 62.60 acres  $\pm$

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 29 Conditions of Approval as indicated in Exhibit C.

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

**D. ZONING APPLICATIONS - NEW**

9. [DOA-2018-01562](#) Title: Development Order Amendment application of Lyons Retail, Inc., SAFStor, Inc. by HSQ Group Inc., Agent. Request: to reconfigure the Site Plan; add square footage; and, modify uses and Conditions of Approval (Architectural Review and Landscaping).

General Location: Northeast corner of Lyons Road and Lantana Road. (**Sherbrooke Center**) (Control 1989-00063)

Pages 196 - 223

Conditions of Approval Pages (202 - 209)

Project Manager: Carolina Valera

Size: 8.89 acres  $\pm$

BCC District: 3

(affected area 5.90 acres  $\pm$ )

Staff Recommendation: Staff recommends approval of the request subject to 41 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan; add square footage; and, modify uses and Conditions of Approval (Architectural Review and Landscaping) subject to the Conditions of Approval as indicated in Exhibit C.

10. [DOA/CA-2018-02137](#) Title: a Development Order Amendment application of 441 Associates, LLC by Insite Studio, Agent. Request: to reconfigure the Site Plan, modify uses, add square footage, modify or delete Conditions of Approval (Building and Site Design, Landscaping, Signs, Use Limitations), and Restart the Commencement Clock.  
Title: a Class A Conditional Use application of 441 Associates, LLC by Insite Studio, Agent.  
Request: to allow a General Day Care.

General Location: Northwest corner of State Road 7 and 52nd Place South, approximately 0.75 miles north of Lantana Road. **(South Road Office MUPD)** (Control 2003-00036)

Pages 224 - 251

Conditions of Approval Pages (229 - 240)

Project Manager: Meredith Leigh

Size: 9.26 acres  $\pm$

BCC District: 6

(affected area 4.36 acres  $\pm$ )

Staff Recommendation: Staff recommends approval of the requests subject to 51 Conditions 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 Amendment to reconfigure the Site Plan, modify uses, add square footage, modify or delete Conditions of Approval (Building and Site Design, Landscaping, Signs, Use Limitations), and Restart the Commencement Clock subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a General Day Care subject to the Conditions of Approval as indicated in Exhibit C-2.

11. [DOA/CA-2018-00120](#) Title: a Development Order Amendment application of Grove Nurseries Inc by WGINC, Agent. Request: to reconfigure the Site Plan, add square footage, modify uses and modify and delete Conditions of Approval (All Petition, Architecture, Dumpster, Engineering, Landscape).  
Title: a Class A Conditional Use application of Grove Nurseries Inc by WGINC, Agent.  
Request: to allow a Type 3 Congregate Living Facility; and, a Self Service Storage Facility (Limited Access).

General Location: Northwest corner of Boynton Beach Boulevard and Orchid Grove Trail. **(Boynton Commons MUPD)** (Control 2006-00367)

Pages 252 - 279

Conditions of Approval Pages (269 - 270)

Project Manager: Carrie Rechenmacher

Size: 10.10 acres  $\pm$

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 31 Conditions of Approval as indicated in Exhibit C-1; 4 Conditions of Approval as indicated in Exhibit C-2; and, 4 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 uses and modify and delete Conditions of Approval (All Petition, Architecture, Dumpster, Engineering, Landscape) subject to Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Type 3 Congregate Living Facility subject to Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Self Service Storage Facility (Limited Access) subject to Conditions of Approval as indicated in Exhibit C-3.

12. [ZV/DOA/CA/W-2018-02152](#) Title: a Type 2 Variance application of Lake Worth Road Villas, LLC by Insite Studio, Agent. Request: to allow relocation of a fence along the west property line; and, relocation of required planting material and reduction of the required planting width along the south and west property line.
- Title: a Development Order Amendment application of Lake Worth Road Villas, LLC by Insite Studio, Agent. Request: to reconfigure the Master Plan to increase residential units and add residential density bonus uses.
- Title: a Class A Conditional Use application of Lake Worth Road Villas, LLC by Insite Studio, Agent. Request: to allow Workforce Housing Program density bonus greater than 30 percent; and, to allow Transfer of Developments Rights (TDRs) within a Planned Unit Development (PUD).
- Title: a Type 2 Waiver application of Lake Worth Road Villas, LLC by Insite Studio, Agent. Request: to allow a reduction of the required frontage along an Arterial or Collector.
- General Location: Southwest corner of Lake Worth Road and Florida's Turnpike. **(Lake Worth Royale)** (Control 2017-00194)

Pages 280 - 327

Conditions of Approval Pages (291 - 300)

Project Manager: Carlos Torres

Size: 27.35 acres  $\pm$

BCC District: 6

Staff Recommendation: Staff recommends approval of the request subject to 6 Conditions of Approval as indicated on Exhibit C-1, 26 Conditions of Approval as indicated in Exhibit C-2, 4 Conditions of Approval as indicated in Exhibit C-3, 8 Conditions of Approval as indicated in Exhibit C-4 and 4 Conditions of Approval as indicated in Exhibit C-5.

**MOTION:** To adopt a Resolution approving a Type 2 Variance to allow relocation of a fence along the west property line; and, relocation of required planting material; and reduction of the required planting width along the south and west property line subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** to reconfigure the Master Plan to increase residential units and add residential density bonus uses subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To recommend approval of a Class A Conditional Use to allow Workforce Housing Program Density bonus greater than 30% 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 Transfer of Development Rights (TDR) to a Planned Unit Development (PUD) subject to the Conditions of Approval as indicated in Exhibit C-4.

**MOTION:** To recommend approval of the request for a Type 2 Waiver to allow a reduction of the required frontage along an Arterial or Collector subject to the Conditions of Approval as indicated in Exhibit C-5.

- 13. [ABN/DOA-2019-00101](#) Title: a Development Order Abandonment application of City of Boca Raton by Miller Land Planning, Agent. Request: to abandon a Class A Conditional Use to allow a Self Support/Lattice Tower; and, to abandon Type 2 Waivers to allow a reduction of the required setback for a Self Support/Lattice Tower.  
Title: a Development Order Amendment application of City of Boca Raton by Miller Land Planning, Agent. Request: to add and delete land area.  
General Location: Approximately 1,220 feet north of Glades Road on the west side of the Florida's Turnpike. ( **Boca Raton Cell Tower**) (Control 1981-00019)

Pages 328 - 411

Conditions of Approval Pages (346 - 357)

Project Manager: Ryan Vandenburg

Size: 193.51 acres ±

BCC District: 5

(affected area 3.27 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 6 Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To recommend approval of a Development Order Abandonment to abandon a Class A Conditional Use to allow a Self Support/Lattice Tower.

**MOTION:** To recommend approval of a Development Order Abandonment to abandon a Type 2 Waiver to allow a reduction of the required setback for a Self Support/Lattice Tower.

**MOTION:** To recommend approval of a Development Order Amendment to add and delete land area subject to Conditions of Approval as indicated in Exhibit C-1.

- 14. [PDD/DOA/CA/W-2019-00135](#) Title: an Official Zoning Map Amendment application of G.L. Acquisitions Corporation, City of Boca Raton, Palm Beach County by G.L. Acquisitions Corporation, Urban Design Kilday Studios, Palm Beach County, Agent. Request: to allow a rezoning from the Public Ownership (PO) Zoning District to the Planned Unit Development (PUD) Zoning District. Title: a Development Order Amendment application of G.L. Acquisitions Corporation, City of Boca Raton, Palm Beach County by G.L. Acquisitions Corporation, Urban Design Kilday Studios, Palm Beach County, Agent. Request: to reconfigure the Master Plan, add and delete land area and add uses. Title: a Class A Conditional Use application of G.L. Acquisitions Corporation, City of Boca Raton, Palm Beach County by G.L. Acquisitions Corporation, Urban Design Kilday Studios, Palm Beach County, Agent. Request: to allow a Self Support Communication Tower. Title: a Type 2 Waiver application of G.L. Acquisitions Corporation, City of Boca Raton, Palm Beach County by G.L. Acquisitions Corporation, Urban Design Kilday Studios, Palm Beach County, Agent. Request: to allow a reduction of the required Tower separation distances and required setbacks. General Location: Approximately 1,220 feet north of Glades Road on the west side of the Florida's Turnpike. **(Boca Raton Golf Course PUD)** (Control 1981-00019)

Pages 328 - 411

Conditions of Approval Pages (346 - 357)

Project Manager: Ryan Vandenburg

Size: 193.51 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C-2; 30 Conditions of Approval as indicated in Exhibit C-3; 4 Conditions of Approval as indicated in Exhibit C-4; and, 4 Conditions of Approval as indicated in Exhibit C-5.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Public Ownership (PO) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the 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 and add uses 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 Self Support Communication Tower subject to the Conditions of Approval as indicated in Exhibit C-4.

**MOTION:** To recommend approval of a Type 2 Waiver to allow a reduction of the required Tower separation distances and required setbacks subject to the Conditions of Approval as indicated in Exhibit C-5.

- 15. [Z-2019-00758](#) Title: an Official Zoning Map Amendment application of G.L. Acquisitions Corporation, City of Boca Raton by G.L. Acquisitions Corporation, Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Public Ownership (PO) Zoning District.

General Location: Approximately 1,220 feet north of Glades Road on the west side of the Florida's Turnpike. **(Boca Raton Golf Course Rezoning to PO)** (Control 1981-00019)

Pages 328 - 411

Conditions of Approval Pages (346 - 357)

Project Manager: Ryan Vandenburg

Size: 0.01 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C-6.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Planned Unit Development (PUD) Zoning District to the Public Ownership (PO) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-6.

**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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