



**Department of Planning,
Zoning & Building**

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Building Division 233-5100
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**Palm Beach County
Board of County
Commissioners**

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Robert S. Weinroth, Vice Mayor

Hal R. Valeche

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Mary Lou Berger

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
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Press Release

TO: Patrick Rutter, Assistant County Administrator
FROM: Ramsay Bulkeley, Executive Director
Planning, Zoning, and Building Department *RIB*
DATE: March 27, 2020
RE: April 2020 PZB Public Meeting Cancellations

To ensure the safety and well-being of staff and the public during the current COVID-19 outbreak, and following discussion at the March 26, Board of County Commissioners Hearing, all Planning, Zoning, and Building public meetings for April are canceled. All public hearings scheduled at those meetings are postponed to dates to be determined. Once revised dates have been determined, the meetings will be rescheduled and all appropriate parties will be advised.

The following public meetings from each Division will be canceled:

Building:

- April 9 – Construction Board of Adjustments & Appeals (CBAA)

Code Enforcement:

- April 1 – Special Magistrate Hearing

Contractors Certification:

- April 27 – Construction Industry Licensing Board Meeting (CILB)

Planning:

- April 17 – Planning Commission Hearing
- April 24 – Historic Resources Review Board (HRBB)
- April 29 – BCC Comprehensive Plan Amendment Hearing

Zoning:

- April 2 – Zoning Commission Hearing
- April 22 – Land Development Regulation Advisory Board (LDRAB)
- April 23 – BCC Zoning Hearing

If you have any questions, please contact my office at (561) 233-5008.

Thank you.



CC: Verdenia Baker, County Administrator
The Honorable Comm. Dave Kerner, Mayor
Board of County Commissioners
Jon Van Arnam, Deputy County Administrator
Todd Bonlarron, Assistant County Administrator
Dorritt Miller, Assistant County Administrator
Nancy Bolton, Assistant County Administrator
Doug Wise, Director Building
Robert Santos-Alborna, Director Code Enforcement
Oscar Alvarez, Director Contractors Certification
Patricia Behn, Director Planning
Jon MacGillis, Director Zoning
Robert P. Banks, Chief Land Use County Attorney
Lisa De La Rionda, Director Public Affairs
D. Ray Eubanks, Florida Department of Economic Opportunity
Stephanie Heidt, Treasure Coast Regional Planning Council



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

THURSDAY APRIL 2, 2020

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. Swearing In
- G. Adoption of the Minutes
- H. Amendments to the Agenda
- I. Motion to adopt the Agenda
- J. Disclosures

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

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



AGENDA
PALM BEACH COUNTY ZONING COMMISSION

APRIL 2, 2020

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, April 23, 2020 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. Amendments to the Agenda
- I. Motion to adopt the Agenda
- J. Disclosures

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

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

- 1. [SV-2019-01235](#) Title: a Subdivision Variance application of David Getz by Cotleur & Hearing Inc., Agent. Request: to allow access from a 20-foot easement.
General Location: North side of Center Street, approximately 1,500 feet west of North Pennock Lane. **(Getz Subdivision)** (Control 2019-00082)

Pages 1 - 9

Conditions of Approval Pages (4 - 4)

Project Manager: Joanne Keller

Size: 1.35 acres ±

BCC District: 1

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

MOTION: To adopt a Resolution approving a Subdivision Variance to allow access from a 20-foot easement, subject to the Conditions of Approval as indicated in Exhibit C.

- 2. [ZV-2019-01992](#) Title: a Type 2 Variance application of David and Sandra Getz by Cotleur & Hearing Inc., Agent. Request: to eliminate the requirement for lot frontage.
General Location: North side of Center Street, approximately 1,500 feet west of North Pennock Lane. **(Getz Subdivision)** (Control 2019-00082)

Pages 10 - 29

Conditions of Approval Pages (13 - 13)

Project Manager: Travis Goodson

Size: 1.35 acres ±

BCC District: 1

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

MOTION: To adopt a Resolution approving a Type 2 Variance to eliminate the requirement for lot frontage, subject to the Conditions of Approval as indicated in Exhibit C.

3. [ZV-2019-01966](#) Title: Type 2 Variance - Standalone application of Concert Fountains Properties, LLC by WGI INC., Agent. Request: to reduce the setback for an existing wall in a Landscape Buffer; reduce the planting width on the exterior side of the wall, and to eliminate the requirements to plant trees and shrubs on the exterior side of the wall.
General Location: Southeast corner of Lake Worth Road and Fountains Drive. (**Lakewood Cove**) (Control 2018-00188)

Pages 30 - 51

Conditions of Approval Pages (35 - 35)

Project Manager: Brenya Martinez

Size: 9.44 acres ±

BCC District: 2

(affected area 0.21 acres ±)

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

MOTION: To adopt a Resolution approving a Type 2 Variance to reduce the setback for an existing wall in a Landscape Buffer; reduce the planting width on the exterior side of the wall, and to eliminate the requirements to plant trees and shrubs on the exterior side of the wall, subject to the Conditions of Approval as indicated in Exhibit C.

4. [ABN/Z-2019-01611](#) Title: a Development Order Abandonment application of Southeast Investments of Palm Beach County Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to abandon a Special Exception to allow Farm Implement Sales and Service.

Title: an Official Zoning Map Amendment application of Southeast Investments of Palm Beach County Inc. by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District.

General Location: Northeast corner of Atlantic Avenue and State Road 7. (**Young Property North**) (Control 1976-00133)

Pages 52 - 65

Conditions of Approval Pages (57 - 58)

Project Manager: Ryan Vandenburg

Size: 12.77 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to a Conditional Overlay Zone (COZ) and the Conditions of Approval as indicated in Exhibit C.

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception to allow Farm Implement Sales and Service.

MOTION: To recommend approval of a Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ), subject to Conditions of Approval as indicated in Exhibit C.

5. [ZV/CA-2019-00333](#) Title: a Type 2 Variance application of Stephanie Dodge by Frogner Consulting Inc., Agent. Request: to reduce and eliminate perimeter Landscape Buffers, Foundation Planting, and side and rear setbacks; to allow a fence to be located on the property line; and, to reduce drive aisle width.
Title: a Class A Conditional Use application of Stephanie Dodge by Frogner Consulting Inc., Agent. Request: to allow a Nursing or Convalescent Facility.
General Location: South side of Melaleuca Lane, approximately 450 feet west of Kirk Road. **(Genesis House)** (Control 2005-00327)

Pages 66 - 104

Conditions of Approval Pages (76 - 79)

Project Manager: Carrie Rechenmacher

Size: 2.88 acres ±

BCC District: 3

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

MOTION: To adopt a resolution approving a Type 2 Variance to reduce and eliminate perimeter Landscape Buffers; Foundation Planting, and side and rear setbacks; to allow a fence to be located on the property line; and, to reduce drive isle width 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 Nursing or Convalescent Facility subject to the Conditions of Approval as indicated in Exhibit C-2.

6. [Z/CA-2019-00515](#) Title: an Official Zoning Map Amendment application of RAC Alternative Investments, LLC, HDRS, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Multifamily Residential (RM) Zoning District.
Title: a Class A Conditional Use application of RAC Alternative Investments, LLC, HDRS, LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Type 3 Congregate Living Facility.
General Location: South side of Woolbright Road, approximately 200 feet west of Jog Road. **(CERTUS Premier Memory Care at Boynton Beach)** (Control 2006-00305)

Pages 105 - 130

Conditions of Approval Pages (113 - 115)

Project Manager: Travis Goodson

Size: 3.59 acres ±

BCC District: 5

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

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

7. [SV/ZV/PDD/CA-2019-01090](#) Title: Subdivision Variance application of James Baroni, Rinker Companies, LLC, Mary Baroni, Tairon Coronel, James Gelsomino, Colleen Gelsomino, Areelis Coronel by Schmidt Nichols, Agent. Request: to allow access to a major street of higher classification (Jog Road).
Title: a Type 2 Variance application of James Baroni, Rinker Companies, LLC, Mary Baroni, Tairon Coronel, James Gelsomino, Colleen Gelsomino, Areelis Coronel by Schmidt Nichols, Agent. Request: to eliminate a Type 3 Incompatibility Buffer.
Title: an Official Zoning Map Amendment application of James Baroni, Rinker Companies, LLC, Mary Baroni, Tairon Coronel, James Gelsomino, Colleen Gelsomino, Areelis Coronel by Schmidt Nichols, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District.
Title: a Class A Conditional Use application of James Baroni, Rinker Companies, LLC, Mary Baroni, Tairon Coronel, James Gelsomino, Colleen Gelsomino, Areelis Coronel by Schmidt Nichols, Agent. Request: to allow a Type 3 Congregate Living Facility.
General Location: Northwest Corner of Jog Road and Pioneer Road. **(Lee's Landing PUD)**
 (Control 2019-00092)

Pages 131 - 228

Conditions of Approval Pages (143 - 150)

Project Manager: Ryan Vandenburg

Size: 9.33 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 to C-4.

MOTION: To adopt a resolution approving a Subdivision Variance to allow access to a major street of higher classification (Jog Road), subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To adopt a resolution approving a Type 2 Variance to eliminate a Type 3 Incompatibility Buffer, subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District, 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 Type 3 Congregate Living Facility, subject to the Conditions of Approval as indicated in Exhibit C-4.

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

REGULAR AGENDA

- A. ITEMS PULLED FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**
- E. SUBDIVISION VARIANCE**
- F. OTHER ITEMS**

COMMENTS

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**
- C. PLANNING DIRECTOR**
- D. EXECUTIVE DIRECTOR**
- E. COMMISSIONERS**

ADJOURNMENT