



**ZONING COMMISSION
ZONING HEARING**

**AMENDMENTS TO THE AGENDA
February 6, 2020**

AGENDA

<u>ITEM #</u>	<u>PAGE #</u>	<u>APPLICATION AND CONTROL #S</u>	<u>APPLICATION NAME</u>
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CONSENT AGENDA

D. ZONING APPLICATIONS- NEW

4.	(41-44)	ZV-2019-01979 (1981 - 00190)	Palm Beach Park of Commerce IAAI East
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AMEND Type 2 Variance Summary Table for Outdoor & Security Lighting (Page 41) of Staff Report, to read as follows:

PROPOSED: To eliminate outdoor lighting for the sales pad, storage area, ~~drop zone~~ and load out zone

VARIANCE: 100% for the sales pad, storage area, ~~the drop zone~~ and load out zone

AMEND Variance Condition No. 4 of Exhibit C (**Page 44**), to read as follows:

4. Use of the sales pad, storage area, ~~drop zone~~ and load out area shall be prohibited from dusk to dawn. (ONGOING: CODE ENF - Zoning)

5	(81 - 84)	ZV-2019-1980 (1981-00190)	Palm Beach Park of Commerce IAAI West
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AMEND Type 2 Variance Summary Table for Outdoor & Security Lighting (**Page 81**) of Staff Report to read as follows:

PROPOSED: To eliminate outdoor lighting for the sales pad, ~~and~~ storage area. ~~drop zone and load out zone~~

VARIANCE: 100% for the sales pad, ~~and~~ storage area. ~~the drop zone and load out zone~~

AMEND Variance Condition No. 4 of Exhibit C (**Page 84**), to read as follows:

4. Use of the sales pad, ~~and~~ storage area, ~~drop zone and load out area~~ shall be prohibited from dusk to dawn. (ONGOING: CODE ENF - Zoning)

6.	(130-161)	ZV/DOA/W-2019-01231 (1981-00190)	Palm Beach Park of Commerce
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AMEND Variance Condition 4 of Exhibit C-1, to read as follows:

4. Prior to Issuance of a Certificate of Occupancy a pedestrian connectivity shall be established between the 43.72 acre General Industrial parcel to Commercial uses to the east. This connectivity may be gated to allow for access to the Commercial uses, but restricted entry to the General Industrial parcel. (CO-ZONING – Zoning)

AMEND Exhibit C-1 to Add new Condition, to read as follows:

5. The Development Order for this Variance shall be tied to the Time Limitations of the Development Order for ZV/DOA/W-2019-01231. (ONGOING: MONITORING - Zoning)

DELETE Health Condition 17, 18, of Exhibit C-2.

AMEND Health Condition of Exhibit C-2, to note as Completed.

7. (195-198) DOA-2019-01496 Mercedes
(1983-00161)

AMEND Exhibit C to Delete Landscape Condition 17 and 18 [REASON: Completed and no longer applicable].

ADD Engineering Conditions 1-15 to Exhibit C, as follows:

ENGINEERING

1. Deleted per resolution R-2016-1229 (Previous ENGINEERING Condition 1 of Resolution R-2016-1229, Control No.1983-00161)

2. Within 90 days of approval, the Property Owner shall convey:

a) for the ultimate right-of-way for Okeechobee Boulevard, 70 feet from centerline approximately an additional 10 feet; conveyance must be accepted by Palm Beach County prior to issuance of the first building permit.

b) for the ultimate right-of-way for Indian Road, 40 feet from centerline approximately an additional 10 feet; conveyance must be accepted by Palm Beach county prior to issuance of the first building permit.

c) a drainage easement along the East property line to Palm Beach County as required by the County Engineer in accordance with the proposed Westgate Areawide Drainage Improvements Program for purposes of providing a piped legal positive outfall to serve the adjacent properties. The Petitioner shall also be responsible for all costs incurred with the piping of this easement. Palm Beach County shall permit the Petitioner the use of this easement for required parking purposes and the required ten (10) foot wide landscape strip. (BLDG/PMT/ONGOING: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2016-1229, Control No.1983-00161)

3. The Developer shall construct concurrent with on site paving and drainage improvements pursuant to a paving and drainage permit issued from the Office of the County Engineer:

a) an extension of the existing left turn lane, East approach, on Okeechobee Boulevard, at the project's existing west entrance road, per the County Engineer's approval.

b) right turn lane, West approach, on Okeechobee Boulevard at the project's existing West entrance road.

c) On Indian Road, at the project's entrance road, a left turn lane, north approach and a right turn lane, South approach. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2016-1229, Control No.1983-00161)

4. Deleted per resolution R-2016-1229 (Previous ENGINEERING Condition 4 of Resolution R-2016-1229, Control No.1983-00161)

5. Deleted per resolution R-2016-1229 (Previous ENGINEERING Condition 5 of Resolution R-2016-1229, Control No.1983-00161)

6. Prior to certification, site plan shall be amended to reflect the following:

a) The proposed drainage easement along the East property line and a ten (10) foot wide landscape strip along the East property line which abuts RM Zoned property and along the South property line.

(b) Relocation of the proposed dumpster enclosure to the Western portion of the site. (DRO/ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 6 of Resolution R-2016-1229, Control No.1983-00161)

7. If permitted by the Florida Department of Transportation (FDOT) and the County Engineer, the Petitioner shall landscape the median of Okeechobee Boulevard consistent with FDOT Index Standard #546. Trees, if permitted, may be planted singly or in clusters, with a maximum spacing of sixty (60) feet on center. All landscape material shall be selected and installed according to xeriscape principles. This landscaping shall be maintained by the Developer for a period of eighteen (18) months from the time of planting and shall be installed prior to August 1, 1995.

(DATE/ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 7 of Resolution R-2016-1229, Control No.1983-00161)

8. Prior to issuance of a building permit, the Property Owner shall convey a temporary roadway construction easement along Indian Road to Palm Beach County. Construction by the applicant within this easement shall conform to all Palm Beach County Standards and Codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 8 of Resolution R-2016-1229, Control No.1983-00161)

9. Prior to the issuance of a building permit, the Property Owner shall convey to Palm Beach County Land Development Division by warranty deed for a 25 foot corner clip at the intersection of Westgate Avenue and Indian Road. Right of way conveyance shall free of all encumbrances and encroachments. The Developer shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. The Grantor further warrants that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold the Grantee harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees. Engineering or other expert witness fees including Attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right-of-way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate as determined by the County Engineer provisions for Expanded Intersection Details and "Corner Clips". (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 9 of Resolution R-2016-1229, Control No.1983-00161)

10. Deleted per resolution R-2016-1229 (Previous ENGINEERING Condition 10 of Resolution R-2016-1229, Control No.1983-00161)

11. The Property Owner shall replace Palm Beach County's existing Indian Road Drainage system along the existing Car Dealership's south property line in accordance with the approval of the County Engineer.

a. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with this construction shall be paid by the property owner. Construction shall include the relocation of the existing drainage easement to eliminate the 2-90 degree bends within the site. The relocated drainage easement shall be shown on the final site plan.

b. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit.

c. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 11 of Resolution R-2016-1229, Control No.1983-00161)

13. Prior to issuance of a Building Permit the Property Owner shall plat the subject property in accordance with provisions of Article 8 of the Unified Land Development Code. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 13 of Resolution R-2016-1229, Control No.1983-00161)

14. The Property Owner shall provide to the Florida Department of Transportation (FDOT), a road right of way deed and all associated documents as required by FDOT for Okeechobee Boulevard, an additional 4.5 feet of additional right of way, or as approved by FEOT and the County Engineer.

All right of way deed(s) and associated documents shall be provided and approved prior to the issuance of the first building permit. Right of way conveyance shall be along the project s entire frontage and shall be free and clear of all encumbrances and encroachments. Property Owner shall provide FDOT with sufficient documentation, including, at a minimum, sketch and legal description of the area to be conveyed, copy of the site plan, a Phase I Environmental Site Assessment, status of property taxes, statement from Tax Collector of delinquent and pro-rata daily taxes, full owner name(s) of area to be conveyed, and one of the following: title report, attorney s opinion of title, title commitment or title insurance policy, or as otherwise required and acceptable to FDOT. The Property Owner must warrant that the property being conveyed to FDOT meets all

appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County and FDOT harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate, as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall coordinate conveyance of right of way directly with FDOT and shall provide evidence to Palm Beach County Land Development Division once conveyance has been completed. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 14 of Resolution R-2016-1229, Control No.1983-00161)

15. Prior to the issuance of the first building permit, the Property Owner shall abandon or release, and relocate if necessary, any and all easements shown in conflict with the existing or proposed structures. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 15 of Resolution R-2016-1229, Control No.1983-00161)

ADD Environment Conditions 1-3 to Exhibit C, as follows:

ENVIRONMENTAL

1. Secondary containment for stored regulated substances-fuels, oils, solvents, or other hazardous chemicals is required. Environmental Resources management Department staff are willing to provide guidance on appropriate protective measures. (ONGOING: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 1 of Resolution R-2016-1229, Control No.1983-00161)

2. Plans for underground storage tanks must be signed off by the Department of Environmental Resources Management prior to installation. The Petitioner shall perform all necessary preventative measures to reduce the chances of contamination of the groundwater. Double walled tanks and piping with corrosion protection or their equivalent shall be a part of those measures. (ONGOING: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 2 of Resolution R-2016-1229, Control No.1983-00161)

3. All existing native vegetation, including understory, depicted on the site plan to remain shall be maintained in perpetuity. Areas where existing native vegetation have been incorporated into the site plan shall be maintained free from invasive, exotic and non-native species. (ONGOING: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 3 of Resolution R-2016-1229, Control No.1983-00161)

**8. (225, 228) Z/CA-2019-01442 Windsong Estates
(2017-00017)**

MOVE Item #8 to Consent Agenda.

ADD Engineering Condition 5 to Exhibits C-2 and C-3, to read as follows:

The Property Owner shall fund the construction plans and the construction to lengthen ...

a. Permits required for improvements ...

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING-Eng)

REPLACE Landscape Condition 1 of Exhibits C-2 and C-3, to read as follows:

1. The Property Owner shall install five native canopy trees in locations to be determined at time of Landscape Plan review. The trees shall meet the minimum requirements specified in Article 7 of the ULDC. (BLDGPMT: ZONING – Zoning)

DELETE Landscape Condition 2 of Exhibits C-2 and C-3.



**ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

THURSDAY, FEBRUARY 6, 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

FEBRUARY 6, 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 2 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, February 27, 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

- 1. [DOA/CA-2019-00737](#) Title: a Development Order Amendment application of TJAC Palmetto Park, LLC by Perry & Taylor PA, Agent. Request: to add a use.
Title: a Class A Conditional Use application of TJAC Palmetto Park, LLC by Perry & Taylor PA, Agent. Request: to allow a Cocktail Lounge.
General Location: Southwest corner of Palmetto Park Road & Powerline Road. **(US Cigar Exchange)** (Control 1981-00115)

Pages 1 - 1

Project Manager: Brenya Martinez

Size: 8.19 acres ±

BCC District: 4

(affected area 0.07 acres ±)

Staff Recommendation: Staff recommends postponement to Thursday, March 5, 2020.

MOTION: To postpone to Thursday, March 5, 2020.

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

2. [Z-2019-01970](#) Title: an Official Zoning Map Amendment application of Tayler Made Investments LLC by Land Research Management Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.

General Location: East side of Palmwood Road, approximately 0.7 miles north of Donald Ross Road. **(Durrett Rezoning)** (Control 2019-00142)

Pages 2 - 13

Conditions of Approval Pages (6 - 6)

Project Manager: Travis Goodson

Size: 0.46 acres ±

BCC District: 1

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

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District, subject to the Condition of Approval as indicated in Exhibit C.

3. [ZV-2019-01631](#) Title: a Type 2 Variance application of Lake Worth Road Villas LLC by Insite Studio, Agent. Request: to eliminate the setback for a wall in a Landscape Buffer; reduce the planting width on the outside of a wall; relocate required buffer planting material; and, to reduce the Side Street setback.

General Location: Southwest corner of Lake Worth Road and Florida's Turnpike. **(Catalina at Lake Worth PUD)** (Control 2017-00194)

Pages 14 - 37

Conditions of Approval Pages (20 - 20)

Project Manager: Travis Goodson

Size: 27.35 acres ±

BCC District: 6

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 setback for a wall in a Landscape Buffer; reduce the planting width on the outside of a wall; relocate required buffer planting material; and, to reduce the Side Street setback, subject to the Conditions of Approval as indicated in Exhibit C.

4. [ZV-2019-01979](#) Title: a Type 2 Variance application of YTG Palm Beach IL NR LP, Insurance Auto Auctions, Corp. by Urban Design Kilday Studios, Agent. Request: to eliminate Outdoor and Security Lighting.

General Location: South side of Corporate Road, approximately 0.7 miles east of Park of Commerce Boulevard. **(Palm Beach Park of Commerce - IAAI East)** (Control 1981-00190)

Pages 38 - 77

Conditions of Approval Pages (44 - 44)

Project Manager: Brenya Martinez

Size: 55.07 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 Outdoor and Security Lighting subject to the Conditions of Approval as indicated in Exhibit C.

5. [ZV-2019-01980](#) Title: a Type 2 Variance application of Insurance Auto Auctions Corp., YTG Palm Beach IL NR LP by Urban Design Kilday Studios, Agent. Request: to eliminate Outdoor and Security Lighting.

General Location: South side of Corporate Road South, approximately 0.50 miles east of Park of Commerce Boulevard. **(Palm Beach Park of Commerce - IAAI West)** (Control 1981-00190)

Pages 78 - 116

Conditions of Approval Pages (84 - 84)

Project Manager: Brenya Martinez

Size: 26.06 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 Outdoor and Security Lighting subject to the Conditions of Approval as indicated in Exhibit C.

6. [ZV/DOA/W-2019-01231](#) Title: a Type 2 Variance application of YTG Palm Beach GC LP, YTG Palm Beach II NR LP by Urban Design Kilday Studios, Agent. Request: to eliminate the requirement for continuous non-vehicular pedestrian circulation system within a PDD, and eliminate cross access to adjacent internal properties.
Title: a Development Order Amendment application of YTG Palm Beach GC LP, YTG Palm Beach II NR LP by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan to redesignate Pods, and amend or delete Conditions of Approval.
Title: a Type 2 Waiver application of YTG Palm Beach GC LP, YTG Palm Beach II NR LP by Urban Design Kilday Studios, Agent. Request: to eliminate the requirement for a wall in a Type 3 Incompatibility Buffer.
General Location: Approximately 0.5 miles east of Pratt Whitney Road and generally located within an area on the north side of the Bee Line Highway, east and west of Park of Commerce Boulevard. **(Palm Beach Park of Commerce)** (Control 1981-00190)

Pages 117 - 184

Conditions of Approval Pages (130 - 161)

Project Manager: Carrie Rechenmacher

Size: 1,322.19 acres ±

BCC District: 1

(affected area 88.11 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to Conditions of Approval as indicated in Exhibit C-1 through C-3.

MOTION: To adopt a resolution approving a Type 2 Variance to eliminate the requirement for continuous non-vehicular pedestrian circulation system within a PDD, and eliminate cross access to adjacent internal properties subject to Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Master Plan to redesignate Pods, and amend or delete Conditions of Approval subject to Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Type 2 Waiver to eliminate the requirement for a wall in a Type 3 Incompatibility Buffer subject to Conditions of Approval as indicated in Exhibit C-3.

7. [DOA-2019-01496](#) Title: a Development Order Amendment (DOA) application of New Country Motor Cars of Palm Beach, LLC. by Brandenburg & Associates, P.A., Agent. Request: to reconfigure the Site Plan; add and delete square footage; and, modify Conditions of Approval.
General Location: Southeast corner of Okeechobee Boulevard and Indian Road. **(Mercedes Maintenance Renovation)** (Control 1983-00161)

Pages 185 - 211

Conditions of Approval Pages (192 - 202)

Project Manager: Ryan Vandenburg

Size: 13.93 acres ±

BCC District: 7

(affected area 3.43 acres ±)

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

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

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS - NEW

- 8. [Z/CA-2019-01442](#) Title: an Official Zoning Map Amendment application of William A. Mazzoni Revocable Trust Agreement, Pulte Home Company, LLC by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.
Title: a Class A Conditional Use application of William A. Mazzoni Revocable Trust Agreement, Pulte Home Company, LLC by Urban Design Kilday Studios, Agent. Request: to allow Zero Lot Line Homes; and, to allow Townhouses.
General Location: East side of State Road 7, approximately 0.6 miles north of Lantana Road. (**Windsong Estates**) (Control 2017-00017)

Pages 212 - 253

Conditions of Approval Pages (223 - 229)

Project Manager: Travis Goodson

Size: 31.29 acres ±

BCC District: 3

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

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) 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 Zero Lot Line Homes, subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Class A Conditional Use to allow Townhouses, subject to the Conditions of Approval as indicated in Exhibit C-3.

- 9. [DOA/CA-2018-01690](#) Title: a Development Order Amendment application of Principal Development Group, LLC by AJP Consulting Services LLC, Wantman Group Inc., Agent. Request: to reconfigure the Site Plan; modify and reduce commercial uses; add Multifamily Residential use; modify access points; and, modify Conditions of Approval. Title: a Class A Conditional Use application of Principal Development Group, LLC by AJP Consulting Services LLC, Wantman Group Inc., Agent. Request: to allow two Type 1 Restaurants with Drive-throughs; Workforce Housing Program (WHP) Density Bonus greater than 30 percent; and, Transfer of Development Rights (TDR). General Location: North side of Atlantic Avenue and west side of Hagen Ranch Road, approximately 350 feet west and 650 feet north of the intersection of Atlantic Avenue and Hagen Ranch Road. (**Terra Nova MUPD**) (Control 2004-00457)

Pages 254 - 298

Conditions of Approval Pages (266 - 282)

Project Manager: Carolina Valera

Size: 17.67 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-5.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Site Plan; modify and reduce commercial uses; add Multifamily Residential use; modify access points; and, modify Conditions of Approval 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 Type 1 Restaurants with a Drive-through (Building A) subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Class A Conditional Use to allow a Type 1 Restaurants with a Drive-through (Building B) subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of a Class A Conditional Use to allow Workforce Housing Program (WHP) subject to the Conditions of Approval as indicated in Exhibit C-4.

MOTION: To recommend approval of a Class A Conditional Use to allow Transfer of Development Rights (TDR) subject to the Conditions of Approval as indicated in Exhibit C-5.

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

10. [Title: Annual Organizational Meeting and Election of Chair and Vice Chair.](#)

Pages 299 - 302

ADJOURNMENT