



**ZONING COMMISSION  
ZONING HEARING**

**AMENDMENTS TO THE AGENDA  
Thursday, December 3, 2020**

**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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**CONSENT AGENDA**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

<b>1.</b>	<b>Page 5</b>	<b>ZV-2020-00825 (2019-00176)</b>	<b>Hankin Townhomes</b>
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**AMEND** Variance Condition No. 2 of Exhibit C, to read as follows:

Prior to final approval by the Development Review Officer, the Applicant shall amend the Subdivision or Site Plan to reflect the approved Variances. (DRO/ONGOING: ZONING - Zoning)



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

**THURSDAY DECEMBER 3, 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/](http://www.pbcgov.com/pzb/)

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



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

**DECEMBER 3, 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 Tuesday, December 22, 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. Swearing In - County Attorney
- G. Adoption of the Minutes
- 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**

1. [ZV-2020-00825](#) Title: a Type 2 Variance application of HRY Development LLC. by Schmidt Nichols, Agent. Request: to eliminate a Right-of-Way Buffer; and, to reduce side street setbacks.

General Location: North side of Bowman Road approximately 670 feet east of South Haverhill Road. **(Hankin Townhomes)** (Control 2019-00176)

Pages 1 - 24

Conditions of Approval Pages (5 - 5)

Project Manager: Brenya Martinez

Size: 1.41 acres ±

BCC District: 2

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 a Right-of-Way Buffer; and, to reduce side street setbacks, subject to the Conditions of Approval as indicated in Exhibit C.

**D. ZONING APPLICATIONS - NEW**

2. [CB-2020-00722](#) Title: a Class B Conditional Use application of Nibodh Patel, Tarpon Towers, LLC by Martohue Land Use Law PA, Agent. Request: to allow a Stealth Commercial Communication Tower.

General Location: East side of 190th Street North, approximately 2,500 feet north of 61st Street North and 60th Street North (approximately 2.2 miles west of Seminole Pratt Whitney Road). **(Lychee Grove)** (Control 2019-00170)

Pages 25 - 64

Conditions of Approval Pages (31 - 32)

Project Manager: Brenya Martinez

Size: 20.43 acres ±

BCC District: 6

(affected area 0.23 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 Class B Conditional Use to allow a Stealth Commercial Communication Tower, subject to the Conditions of Approval as indicated in Exhibit C.

- 3. [CA-2020-01026](#) Title: a Class A Conditional Use application of Duke Realty by Schmidt Nichols, Agent. Request: to allow a project that exceeds 100,000 square feet, on a parcel with an Industrial Future Land Use designation.  
General Location: West side of Benoist Farms Road, approximately 0.12 miles south of Belvedere Road. (**Brown Landholding, Inc**) (Control 1988-00019)

Pages 65 - 84

Conditions of Approval Pages (71 - 72)

Project Manager: Timothy Haynes

Size: 10.00 acres ±

BCC District: 2

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

**MOTION:** To recommend approval of a Class A Conditional Use to allow a project that exceeds 100,000 square feet, on a parcel with an Industrial Future Land Use designation, subject to the Conditions of Approval as indicated in Exhibit C.

**E. CORRECTIVE RESOLUTIONS**

**F. SUBDIVISION VARIANCE**

- 4. [SV-2020-00453](#) Title: a Subdivision Variance application of PBFL Properties LLC by Halperin Law, Agent. Request: to allow access from a 30-foot Right-of-Way with no sidewalks  
General Location: Approximately 1,600 feet west of Loxahatchee River Road, at the terminus of 197th Place N and on the west side of 66th Terrace N. (**Penny Lane**) (Control 2011-00381)

Pages 85 - 102

Conditions of Approval Pages (90 - 90)

Project Manager: Joanne Keller

Size: 5.37 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 30-foot Right-of-Way subject to the Conditions of Approval as indicated in Exhibit C.

- 5. [SV-2020-00760](#) Title: a Subdivision Variance application of Summertime Apartments LLC by Urban Design Studio, Agent. Request: to allow access from a 40-foot right-of-way with no paved shoulders or sidewalks.  
General Location: At the terminus of Summer Street, on the south side of 10th Avenue N and east of Congress Avenue. (**Summertime Apartments**) (Control 2007-00008)

Pages 103 - 122

Conditions of Approval Pages (108 - 108)

Project Manager: Joanne Keller

Size: 2.60 acres ±

BCC District: 3

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 40-foot Right-of-Way with no paved shoulders or sidewalks, 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**
- 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**