



**ZONING COMMISSION  
ZONING HEARING**

**AMENDMENTS TO THE AGENDA  
OCTOBER 26, 2017**

**AGENDA**

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

4.	(85-132)	EAC-2017-01452 (2000-0032)	Sussman AGR-PUD
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**ADD** Disclosures Forms Attached

**REGULAR AGENDA**

6.	(177-251)	ABN/PDD/DOA-2017-00574 (1993-00057)	Polo Trace II PUD
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**AMEND Engineering** Conditions 10 of Exhibit C-2 to read as followed:

~~Median landscaping, subject to permitting by the County Engineer, shall be provided within all rights-of-way. Median landscaping shall, at a minimum, include:~~

- ~~a. One (1) native tree for every thirty feet (30) of median;~~
- ~~b. One (1) shrub for every one hundred fifty (150) square feet 01' one groundcover for every seventy five (75) square feet of median area;~~
- ~~c. Lawn area planted by sod; and~~
- ~~d. Detail median landscaping plans shall be submitted, installed and maintained pursuant to the standards set forth in Article 6.8.23.d(2)(a) of the Palm Beach County Unified, and Development Code. (Previously Condition A.3 of Resolution R-94-366, Petition 93-57)~~

The Property Owner shall design, install, and perpetually maintain median landscape within the median of all abutting right of way of Hagen Ranch Road. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires Board of County Commissioner's approval. Median landscaping installed by the Property Owner shall be perpetually maintained by the Property Owner, his successors and assigns, without recourse to Palm Beach County, unless the Property Owner provides payment for maintenance as set forth in Paragraph c and d below.

- a. The necessary permit(s) for this landscaping and irrigation shall be applied for from Palm Beach County Land Development prior to the issuance of the first building permit. (BLDG PERMIT: MONITORING-Eng)
- b. All installation of the landscaping and irrigation shall be completed prior to the issuance of the first certificate of occupancy. (CO: MONITORING -Eng)

c. At Property Owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the Property Owner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the Property Owner. The Property Owner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the Property Owner. (ONGOING: ENGINEERING-Eng)

d. Alternately, at the option of the Property Owner or if the construction of the required landscape and irrigation is not possible due to physical constraints, the Property Owner may make a contribution to the County's Only Trees Irrigation and Sod, (OTIS) program, unincorporated thoroughfare beautification program prior to the issuance of the first Building Permit. This payment option is only available if the roadway segment is included in the County's current OTIS Master Plan and shall be based on the project's front footage along Hagen Ranch Road. This payment shall be in the amount and manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended. (BLDG PERMIT: MONITORING -Eng)

**DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as Vice President of 441 Acquisition, LLC, a Florida limited liability company, who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Vice President of 441 Acquisition, LLC, a Florida limited liability company, that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

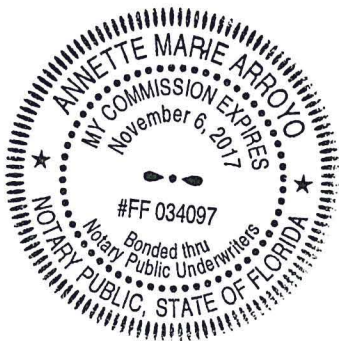
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

*N. Maria Menendez*

N. Maria Menendez, as Vice President of 441 Acquisition, LLC, a Florida limited liability company, Affiant

The foregoing instrument was acknowledged before me this 10 day of October, 2017, by N. Maria Menendez, as Vice President of 441 Acquisition, LLC, a Florida limited liability company, [] who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification and who did take an oath.



*Annette Arroyo*  
Notary Public

*Annette Arroyo*  
(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 11/6/17



**EXHIBIT "A"**

**PROPERTY**

**DESCRIPTION: DEVELOPMENT PARCEL**

TRACTS 17 THROUGH 24 AND 41 THROUGH 56 ALL IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

LESS AND EXCEPT THE WEST 80 FEET OF SAID TRACTS 17, 48 AND 49, ALSO BEING DESCRIBED AS THE WEST 80 FEET OF THAT PART OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA LYING SOUTH OF THE NORTH LINE OF SAID TRACT 17 AND LYING NORTH OF THE SOUTH LINE OF SAID TRACT 49,

LESS AND EXCEPT THE NORTH 328.15 FEET OF THE EAST 149.32 FEET OF SAID TRACT 22, LESS AND EXCEPT THE NORTH 328.15 FEET OF SAID TRACTS 23 AND 24.

CONTAINING 112.765 ACRES MORE OR LESS.

**EXHIBIT "B"****DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

1. Itzhak Ezratti, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
2. Maya Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
3. Misha Ezratti, individually and/or through trusts for his interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
4. Maxie Ezratti, individually and/or through trusts for her interests, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Larry Lazar, President of the Saturnia Isles HOA Inc., a Florida Corporation, not for profit, hereinafter referred to as "Affiant," the Owner of the "common area" property within the Saturnia Isles community, who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Owner of the real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 11784 W. Sample Road, Suite 103  
Pompano Beach, Florida 33065
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

Not Required - Not for Profit

FURTHER AFFIANT SAYETH NAUGHT.

Larry Lazar AS President SI HOA  
\_\_\_\_\_, Affiant

LL  
October

The foregoing instrument was acknowledged before me this 20 day of ~~June~~ October, 2017, by Larry Lazar, President of the Saturnia Isles HOA, Inc., a not for profit, the Owner of the common area property,  who are personally known to me or [ ] who has produced \_\_\_\_\_ as identification and who did take an oath.



Lisa Pastor  
\_\_\_\_\_  
Notary Public

Lisa Pastor  
\_\_\_\_\_  
(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 12/8/19





EXHIBIT "A"  
PROPERTY

Owner Name	Location	Parcel Number
SATURNIA ISLES HMOWNRS ASSN INC	16110 S STATE ROAD 7	424619060010000
SATURNIA ISLES HMOWNRS ASSN INC	15991 HALF MILE RD	424619060020000
SATURNIA ISLES HMOWNRS ASSN INC		424619060120000
SATURNIA ISLES HMOWNRS ASSN INC		424619060150000
SATURNIA ISLES HMOWNRS ASSN INC	15765 SATURNIA ISLES	424619060180000
SATURNIA ISLES HMOWNRS ASSN INC		424619070010000
SATURNIA ISLES HMOWNRS ASSN INC		424619080010000
SATURNIA ISLES HMOWNRS ASSN INC		424619080020000
SATURNIA ISLES HMOWNRS ASSN INC		424619080120000
SATURNIA ISLES HMOWNRS ASSN INC		424619080150000
SATURNIA ISLES HMOWNRS ASSN INC		424619090010000
SATURNIA ISLES HMOWNRS ASSN INC		424619090020000
SATURNIA ISLES HMOWNRS ASSN INC		424619090120000
SATURNIA ISLES HMOWNRS ASSN INC		424619090150000

**EXHIBIT "B"**

**DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

**Name**

**Address**

Larry Lazar, President of Saturnia Isles Homeowners Associates, Inc., A Florida not for profit 11784 W. Sample Road, Suite 103, Pompano Beach, FL 33065

\_\_\_\_\_  
**NOT FOR PROFIT**  
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**BOARD OF COUNTY COMMISSIONERS  
ZONING HEARING**

**THURSDAY OCTOBER 26, 2017**

**9:30 A.M.**

**BCC Chambers 6th Floor, Jane Thompson Memorial Chambers  
301 N Olive Ave, West Palm Beach, 33401**

**CALL TO ORDER**

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Notice
- D. Proof of Publication
- E. Palm Tran Service Board
- F. Swearing In
- G. Amendments to the Agenda
- H. Motion to Adopt the Agenda

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**COMMENTS**

**ADJOURNMENT**





**AGENDA  
PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**OCTOBER 26, 2017**

**CALL TO ORDER**

- A. Roll Call - 9:30 A.M.
- B. Opening Prayer and Pledge of Allegiance
- C. 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 Mayor, 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.

- D. Proof of Publication - Motion to receive and file
- E. [Palm Tran Service Board](#)

**Motion and Title: Staff recommends a motion to approve:** Three (3) Reappointments as At-Large members to the Palm Tran Service Board (PTSB) for the following terms:

<u>Nominee</u>	<u>Category, Seat Number</u>	<u>Term to Expire</u>
<u>Reappointment</u>		
Terry Brown	Rep. w/Transportation Experience Seat 1	Sept. 30, 2017
Frank Stanzione	Senior Citizen Representative Seat 7	Sept. 30, 2017
Dennis Martin	Rep. w/Extensive Paratransit Exper. Seat 12	Sept. 30, 2017

Summary: The Palm Tran Service Board is composed of 13 At-Large members with specific seat categories. There are currently three (3) members requesting reappointment to the Palm Tran Service Board (PTSB). Additionally, there are four (4) vacancies on the following seats: Seat 3, Environmental Advocate; Seat 6, Representative with Multicultural Experience; Seat 11, Citizen at Large; and Seat 13, Resident of the Glades/Lake Region Area. A memo dated October 3, 2017 was circulated to the Board of County Commissioners requesting support of the (3) member reappointments. Of those reappointments, Mr. Dennis Martin is employed by the Area Agency on Aging (AAA). The AAA has entered into contracts with the County for the provision of services, including transportation services through Palm Tran Connection. The PTSB does not have contractual oversight over the County's contracts with AAA and is not a purely advisory board. In accordance with Section 2-443 of the Palm Beach County Code, and Commission on Ethics Opinion RQO 14-039, Mr. Martin disclosed the contractual relationship in his application to the PTSB. No additional nominations were received. Countywide (DR)

Background and Justification: Agenda Summary R2015-0893 delegated to the Palm Tran Service Board (PTSB) the authority to approve fixed route service adjustments and to serve only as an advisory board in all other aspects of the County's public transportation system. **(Pages 416 - 431)**

- F. Swearing In - County Attorney
- G. Amendments to the Agenda
- H. Motion to Adopt the Agenda

**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. DISCLOSURES FOR THE CONSENT ITEMS**

**C. STATUS REPORTS - NEW**

**D. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**E. ZONING APPLICATIONS - NEW**

- 1. [DOA-2017-01020](#) Title: a Development Order Amendment application of Kings Academy Inc, Palm Beach County by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan; and delete land area.

General Location: Approximately 0.5 mile north of the intersection of Sansbury's Way and Belvedere Road. **(Palm Beach County Park Site at Sansbury's Way)** (Control 2002-00018)

Pages: 1 - 21

Conditions of Approval (6 - 13)

Project Manager: Lorraine Fuster

Size: 146.87 acres ±

BCC District: 2

(affected area 4.98 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 46 Conditions of Approval as indicated in Exhibit C.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 7-0-1.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan; and delete land area subject to the Conditions of Approval as indicated in Exhibit C.

2. [SV/Z/DOA-2017-00576](#) Title: an Official Zoning Map Amendment application of Kings Academy Inc by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Public Ownership (PO) Zoning District to the Single Family Residential (RS) Zoning District.

Title: a Development Order Amendment of Kings Academy Inc by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan; and add land area, square footage; and an access point.

General Location: Approximately 0.5 mile north of the intersection of Sansbury's Way and Belvedere Road. **(The King's Academy and PBC Park Site at Sansbury's Way)** (Control 2002-00018)

Pages: 22 - 57

Conditions of Approval (29 - 40)

Project Manager: Lorraine Fuster

Size: 205.95 acres ±

BCC District: 2

(affected area 63.76 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-2; and, 70 Conditions of Approval as indicated in Exhibit C-3.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-1.

Zoning Commission Recommendation: Approved a Subdivision Variance (with conditions) by a vote of 7-0-1.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 7-0-1.

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Public Ownership (PO) Zoning District to the Single Family Residential (RS) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan; and add land area, square footage; and an access point subject to the Conditions of Approval as indicated in Exhibit C-3.



3. [Z/CA-2016-01831](#) Title: an Official Zoning Map Amendment application of Betsalel Lazar by Wantman Group Inc, 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 of Betsalel Lazar by Wantman Group Inc, Agent. Request: to allow Zero Lot Line units.

General Location: Approximately 610 feet east of Lawrence Road on the north side of Aladdin Avenue. **(Aladdin Residential)** (Control 2003-30038)

Pages: 58 - 84

Conditions of Approval (64 - 67)

Project Manager: Meredith Leigh

Size: 1.33 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1; and, 20 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 7-0-1.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-1.

**MOTION:** To adopt a resolution approving 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 Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow Zero Lot Line units subject to the Conditions of Approval as indicated in Exhibit C-2.

4. [EAC-2017-01452](#) Title: an Expedited Application Consideration application of 441 Acquisition LLC by G.L. Homes, Agent. Request: to delete a Condition of Approval (Landscaping).

General Location: Approximately 1/8 mile south of Atlantic Avenue, in between State Road 7 and Half Mile Road. **(Sussman AGR-PUD)** (Control 2000-00032)

Pages: 85 - 132

Conditions of Approval (90 - 102)

Project Manager: William Cross

Size: 743.00 acres ±

BCC District: 5

(affected area 292.31 acres ±)

Staff Recommendation: Staff recommends approval of the request subject 50 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving an Expedited Application Consideration to delete a Condition of Approval (Landscaping) subject to the Conditions of Approval as indicated in Exhibit C.

**F. CORRECTIVE RESOLUTIONS**

**G. ABANDONMENTS**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. DISCLOSURES FOR ITEMS PULLED FROM THE CONSENT AGENDA**

**C. PUBLIC OWNERSHIP ZONING DISTRICT - DEVIATIONS**

**D. PREVIOUSLY POSTPONED STATUS REPORTS**

**E. STATUS REPORTS - NEW**

**F. LARGE SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**

**G. SMALL SCALE LAND USE AMENDMENTS AND ZONING APPLICATIONS**

**H. LARGE SCALE LAND USE PLAN AMENDMENT ADOPTION**

**I. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**J. ZONING APPLICATIONS - NEW**

5. [DOA/R-2016-02204](#) Title: a Development Order Amendment application of Northern Palm Beach County Improvement D, Vista Center Parcel 6 LLC by Wantman Group Inc., Agent. Request: to modify the Master Plan; add a use; and, to reduce units.

Title: a Requested Use of Northern Palm Beach County Improvement D, Vista Center Parcel 6 LLC by Wantman Group Inc., Agent. Request: to allow a Type III Congregate Living Facility (CLF).

General Location: Approximately 0.63 miles east of the intersection of Okeechobee Boulevard and North Jog Road. (**Vista Center Parcel 6**) (Control 1984-00130)

Pages: 133 - 176

Conditions of Approval (140 - 154)

Project Manager: Wendy Hernandez

Size: 493.73 acres  $\pm$

BCC District: 2

(affected area 22.10 acres  $\pm$ )

**DISCLOSURE**

Staff Recommendation: Staff recommends approval of the requests subject to 58 Conditions of Approval as indicated in Exhibit C-1, and 13 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of a Requested Use by a vote of 7-0-1.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 7-0-1.

**MOTION:** To adopt a resolution approving a Development Order Amendment to modify the Master Plan; add a use; and, to reduce units subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Requested Use to allow a Type III Congregate Living Facility (CLF) subject to the Conditions of Approval as indicated in Exhibit C-2.



6. [ABN/PDD/DOA-2017-00574](#) Title: a Development Order Abandonment application of Golf Southern, Southern Golf Partners LLLP, Polo Trace Homeowners Assn Inc by Urban Design Kilday Studios, Agent. Request: to abandon a Special Exception allowing a Recreational Facility and Club (Private Golf Course).

Title: an Official Zoning Map Amendment to a Planned Development District of Golf Southern, Southern Golf Partners LLLP, Polo Trace Homeowners Assn Inc by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Single Family Residential (RS) and the Agricultural Residential (AR) Zoning Districts to the Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment of Golf Southern, Southern Golf Partners LLLP, Polo Trace Homeowners Assn Inc by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan; add land area; to re-designate Recreation (Golf Course) to Residential; add units; add Pods; modify and/or delete Conditions of Approval (Engineering, Planned Unit Development).

General Location: West side of Hagen Ranch Road and approximately 0.60 miles north of Lake Ida Road. **(Polo Trace II PUD)** (Control 1993-00057)

Pages: 177 - 251

Conditions of Approval (193 - 201)

Project Manager: Carrie Rechenmacher

Size: 253.38 acres  $\pm$

BCC District: 5

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1; and, 38 Conditions of Approval as indicated in Exhibit C-2.

Zoning Commission Recommendation: Recommended Approval of an Official Zoning Map Amendment to a Planned Development District by a vote of 8-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Abandonment by a vote of 8-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 8-0-0.

**MOTION:** To adopt a resolution approving a Development Order Abandonment to abandon a Special Exception allowing a Recreational Facility and Club (Private Golf Course).

**MOTION:** To adopt a resolution approving an Official Zoning Map Amendment to allow a rezoning from the Single Family Residential (RS) and the Agricultural Residential (AR) Zoning Districts to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan; add land area; to re-designate Recreation (Golf Course) to Residential; add units; add Pods; modify and/or delete Conditions of Approval (Engineering, Planned Unit Development) subject to the Conditions of Approval as indicated in Exhibit C-2.

7. [ZV/DOA/CA-2017-00572](#) Title: a Development Order Amendment application of American Equities Ltd No 6 by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan; redesignate Pods; add a use; and, delete Conditions of Approval (Landscape).

Title: a Class A Conditional Use of American Equities Ltd No 6 by Urban Design Kilday Studios, Agent. Request: to allow Outdoor Entertainment.

General Location: East side of Pratt Whitney Road, approximately 1,000 feet north of Corporate Road North. (**Palm Beach Park of Commerce Surf Ranch Florida**) (Control 1981-00190)

Pages: 252 - 398

Conditions of Approval (265 - 300)

Project Manager: Lorraine Fuster

Size: 1,323.17 acres ±

BCC District: 1

(affected area 78.91 acres ±)

#### DISCLOSURE

Staff Recommendation: Staff recommends approval of the Development Order Amendment, with exception of the request to eliminate the cross access, subject to 127 Conditions of Approval as indicated in Exhibit C-3; and, approval of the Class A Condition Use subject to 28 Conditions of Approval as indicated in Exhibit C-4.

Zoning Commission Recommendation: Approved a Type II Variance for V3 and V4 (with conditions) by a vote of 8-0-0.

Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use by a vote of 8-0-0.

Zoning Commission Recommendation: Recommended Approval of a Development Order Amendment by a vote of 8-0-0.

Zoning Commission Recommendation: Approved a Type II Variance V1 and V2 (with conditions) by a vote of 8-0-0.

**MOTION:** To adopt a resolution approving a Development Order Amendment to reconfigure the Master Plan; redesignate Pods; add a use; and, delete Conditions of Approval (Landscape) subject to the Conditions of Approval as indicated in Exhibit C-3.

**MOTION:** To adopt a resolution approving a Class A Conditional Use to allow Outdoor Entertainment subject to the Conditions of Approval as indicated in Exhibit C-4.

#### K. ULDC AMENDMENTS

8. [PIA-2017-00314](#) Title: Adoption Hearing for a Phase 2 Privately Initiated Amendment (PIA) application of UDKS - Joni Brinkman by Urban Design Kilday Studios, Agent. Request: to amend the ULDC to establish regulations for a new Regional Recreation Pod within the Planned Industrial Park Development (PIPD) district, and to allow Outdoor Entertainment as a Class A Conditional Use (aka Surf Ranch Florida).

General Location: Non site specific. () (Control )

Pages: 399 - 408

Project Manager: William Cross

Size: acres ±

Staff Recommendation: Staff recommends a motion to Adopt.

LDRAB/LDRC: The proposed ULDC amendments were presented to the Land Development Regulation Advisory Board (LDRAB) and Land Development Regulation Commission (LDRC) on July 26, 2017. The LDRAB recommended to accept staff's recommendation, motion passed (11-0) and, LDRC determination of consistency with the Comprehensive Plan, motion passed (11-0).

BCC Public Hearings: Approved (6-0) on August 24, 2017, Request for Permission to Advertise for First Reading on September 28, 2017. Approved (4-0) on September 28, 2017, 1st Reading and to Advertise for Adoption Hearing on October 26, 2017.

**MOTION:** TO ADOPT AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: A PRIVATELY INITIATED AMENDMENT (PIA) APPLICATION, TO ESTABLISH REGULATIONS FOR A NEW REGIONAL RECREATION POD WITHIN THE PLANNED INDUSTRIAL PARK DEVELOPMENT (PIPD) DISTRICT, AND TO ALLOW OUTDOOR ENTERTAINMENT AS A CLASS A CONDITIONAL USE (AKA SURF RANCH FLORIDA), AMENDING ARTICLE 3, OVERLAYS AND ZONING DISTRICTS: CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDS); AND, ARTICLE 4, USE REGULATIONS: CHAPTER B, USE CLASSIFICATION. PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

9. Title: MORATORIUM FOR EQUESTRIAN WASTE, ANIMAL WASTE OR BIO-SOLIDS IN THE GLADES TIER-FIRST READING

Pages: 409 - 415

Project Manager: William Cross

Staff Recommendation: Staff recommends Approval of First Reading and to Advertise for Adoption Hearing on November 30, 2017

LDRAB/LDRC: Land Development Regulation Advisory Board (LDRAB) Recommendation and Land Development Regulations Commission (LDRC) Determination: Recommended approval of the proposed amendments on July 26, 2017. All proposed ULDC amendments were found to be consistent with the Comprehensive Plan.

BCC Public Hearings: Approved (5-0) on July 27, 2017, Request for Permission to Advertise for First Reading on August 24, 2017. Approved (6-0) on August 24, 2017, Postpone First Reading 60-days to October 26, 2017

**MOTION:** To approve on First Reading and Advertise for Adoption Hearing on November 30, 2017: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: ENACTING A ONE YEAR MORATORIUM UPON THE ACCEPTANCE OF ZONING APPLICATIONS AND ALL APPLICABLE REQUESTS FOR ZONING APPROVALS FOR EQUESTRIAN WASTE MANAGEMENT FACILITIES, OR ANY COMPOSTING USE THAT INCLUDES EQUESTRIAN WASTE, ANIMAL WASTE OR BIO SOLIDS, LOCATED IN THE GLADES TIER OF UNINCORPORATED PALM BEACH COUNTY, EXCLUDING ACCESSORY USES TO BONAFIDE AGRICULTURAL OPERATIONS, AMENDING ARTICLE 4, USE REGULATIONS: CHAPTER B, USE CLASSIFICATION; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

**L. COMPREHENSIVE PLAN TEXT AMENDMENTS**

**M. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. ASSISTANT COUNTY ADMINISTRATOR**

**F. COMMISSIONERS**

**ADJOURNMENT**

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