



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



**Palm Beach County
Board of County
Commissioners**

Paulette Burdick, Mayor
Melissa McKinlay, Vice Mayor
Hal R. Valeche
Dave Kerner
Steven L. Abrams
Mary Lou Berger
Mack Bernard


County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

MEMORANDUM

TO: Paulette Burdick, Mayor, and
Members of the Board of County Commissioners

FROM: Jon MacGillis, ASLA, Zoning Director 

DATE: September 6, 2017

RE: **Zoning Commission Hearing for September 7, 2017 cancelled due to lack of quorum.**

The Zoning Commission Hearing for September 7, 2017 has been cancelled due to lack of a quorum. All applications will be carried forward to the October 5, 2017 Zoning Commission Hearing. Staff has notified all applicants of the cancellation.

If you should have any questions or require additional information, please contact me at (561) 233-5234.

JM/jm

C: Verdenia C. Baker, County Administrator
Faye W. Johnson, Assistant County Administrator
Robert Banks, Chief Land Use Assistant County Attorney
Patrick Rutter, PZB Executive Director
Ramsay Bulkeley, Esq., PZB Deputy PZB Director
Maryann Kwok, AICP, Chief Planner, Zoning
Wendy Hernandez, Zoning Manager.
William Cross, AICP, Principal Site Planner, Zoning
Lisa DeLaRionda, Director of Public Affairs
Lester Williams, Manager
Zoning Division Staff
Sheri Scarborough, Chair and Zoning Commission Members



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

THURSDAY SEPTEMBER 7, 2017

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/

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



AGENDA
PALM BEACH COUNTY ZONING COMMISSION

SEPTEMBER 7, 2017

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, September 28, 2017 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

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. [RUOT-2017-01576](#) Title: application of Neighborhood Renaissance, Inc. Request: Release of Unity of Title for PCN: 00-43-44-08-00-000-7100; and of Unity of Title for PCN's: 00-43-44-08-01-000-0011, 0012, 0061 and 0091.

General Location: Approximately 450 feet north of Forest Hill Boulevard on the west side of Florida Mango Road. (1561 S. Florida Mango Rd.) (**Neighborhood Renaissance Inc**) (Control 2008-00102)

Pages 1 - 4

Project Manager: Janine Rodriguez

Size: 8.35 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request.

MOTION: To approve the Release of Unity of Title for PCN: 00-43-44-08-00-000-7100; and of Unity of Title for PCN's: 00-43-44-08-01-000-0011, 0012, 0061 and 0091.

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

Title: a Requested Use application of Vista Center Parcel 6 LLC, Northern Palm Beach County 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 5 - 48

Conditions of Approval Pages (12 - 26)

Project Manager: Yoan Machado

Size: 493.73 acres ±

BCC District: 2

(affected area 22.10 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 59 Conditions of Approval as indicated in Exhibit C-1, and 13 Conditions of Approval as indicated in Exhibit C-2.

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

3. [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 49 - 69

Conditions of Approval Pages (54 - 61)

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 42 Conditions of Approval as indicated in Exhibit C.

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

4. [SVZ/DOA-2017-00576](#) Title: a Subdivision Variance application of Kings Academy Inc by Urban Design Kilday Studios, Agent. Request: to allow a reduction in the width for legal access.

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 application 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 70 - 119

Conditions of Approval Pages (80 - 91)

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 2 Conditions of Approval as indicated in Exhibit C-1; 1 Condition of Approval as indicated in Exhibit C-2; and, 70 Conditions of Approval as indicated in Exhibit C-3.

MOTION: To adopt a resolution approving a Subdivision Variance to allow a reduction in the width for legal access subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of 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 recommend approval of 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.

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCE

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS - NEW

5. [ZV-2017-00559](#) Title: a Type II Variance application of MPC 3 LLC by McCraney Property Co., Agent. Request: to allow 24 hours operation.

General Location: On the west side of Cleary Road approximately 1,500 feet south of Belvedere Road. **(MPC III Turnpike Business Park)** (Control 2002-00011)

Pages 120 - 145

Conditions of Approval Pages (125 - 125)

Project Manager: Diego Penaloza

Size: 33.89 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 7 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Type II Variance to allow 24 hours operation subject to the Conditions of Approval as indicated in Exhibit C.

- 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. application 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 application 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 146 - 220

Conditions of Approval Pages (162 - 170)

Project Manager: Josue Leger

Size: 253.38 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1; and, 46 Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception allowing a Recreational Facility and Club (Private Golf Course).

MOTION: To recommend approval for 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 recommend approval for the 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.

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