

### PALM BEACH COUNTY ZONING COMMISSION PUBLIC HEARING RESULT LIST

#### November 1, 2018

Agenda & Application #'s	Applicant & Request	<u>Vote</u>
POSTPONEMENTS/REMANDS/M	ITHORAWAI S AGENDA - ZONING APPLICATIONS	

ZV/CB/CA-2017-02404 Mike Cioffi Lawn Service, Inc., Matheson Tri Gas, Inc.

**Debris Dog ZV:** to eliminate a Type 3 Incompatibility Buffer and Compatibility Buffer along the

northern and eastern property lines; and, to eliminate a wall from a Type 3

Incompatibility Buffer along the western property line.

Control#: 2008-00259 Board Decision: Postponed to December 6, 2018 by a vote of 7-0-0.

CA: to allow a Chipping and Mulching Facility.

**Board Decision**: Postponed to December 6, 2018 by a vote of 7-0-0.

7-0-0

8-0-0

8-0-0

8-0-0

8-0-0

Print Date: 12/11/2018

**CONSENT AGENDA - ZONING APPLICATIONS** 

2. ABN-2018-01311 Jaha Boca, LLC

**KFC / Jacks Restaurant ABN:** To adopt a Resolution to abandon a Class B Conditional Use to allow a Type 1 Restaurant with drive-through (Building A).

Control#: 1996-00026 Board Decision: Approved Development Order Abandonment by a vote of

8-0-0.

ABN: To adopt a Resolution to abandon a Class B Conditional Use to allow a

Type 1 Restaurant with drive-through (Building B).

Board Decision: Approved Development Order Abandonment by a vote of

8-0-0.

**3.** SV-2018-01160 Progress 21st Century, LLC

Palm Ridge Apartments SV: to allow a reduction of the Right-of-Way (ROW) width and to exceed the

maximum allowable Average Daily Trips (ADTs).

Control#: 2007-00051 Board Decision: Approved a Subdivision Variance (with conditions) by a 8-0-0

vote of 8-0-0.

4. SV-2018-01163 Tree Z, Inc, South Florida Landscape Maintenance, Inc

**Southern Scapes SV:** to allow a reduction on the minimum legal access requirements.

Control#: 2018-00037 Board Decision: Approved a Subdivision Variance (with conditions) by a vote 8-0-0

of 8-0-0.

5. ZV-2018-01180 Highland Dunes Associates Property, LLC

Arden PUD ZV: to allow transfer of density in excess of 30 percent of the number of units

approved by the Board of County Commissioners (BCC).

Control#: 2005-00394 Board Decision: Approved a Type 2 Variance (with conditions as amended) 8-0-0

by a vote of 8-0-0.

6. ZV-2018-01315 Polo Trace Associates, LLLP

Polo Trace PUD II ZV: to relocate required Perimeter (Type 2 Incompatibility) Buffer landscape

requirements including: one Canopy Tree per 20 linear feet; one Palm or Pine per 30 linear feet; one row of each: small shrubs - one per two linear feet; and, Medium shrubs - one per four linear feet; and, eliminate a six foot high landscape barrier.

Control#: 1993-00057 Board Decision: Approved a Type 2 Variance (with conditions as amended) 8-0-0

by a vote of 8-0-0.

7. ZV-2018-01342 YTG Palm Beach LG NR, LP

Palm Beach Park of Commerce ZV: to

Lot 1 Plat 13

**ZV:** to eliminate a Loading Area Screening Wall; and, to allow a reduction in

Loading Area Screening shrub height within a Perimeter Buffer.

Control#: 1981-00190 Board Decision: Approved a Type 2 Variance (with conditions as amended)

by a vote of 8-0-0.

8. CA-2018-00740 All Star Kids Early Learning Center 2 LLC

All Star Kids 2 CA: to allow a Day Care General.

Control#: 2017-00210 Board Decision: Recommended Approval of a Class A Conditional Use by a

vote of 8-0-0.



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9.	Z/CB/W-2018-00219	Florida Power and Light Company	
	FPL Yamato Substation Control#: 2003-00054	<b>Z:</b> to allow a rezoning from the Agricultural Residential (AR) Zoning District to the General Commercial (CG) Zoning District with a Conditional Overlay Zone. <b>Board Decision</b> : Recommended Approval, as amended of an Official Zoning Map Amendment subject to a Conditional Overlay Zone (COZ) by a vote of 7-0-1.	7-0-1
		<b>CB:</b> to allow an Electrical Transmission Line and Substation Full Array Urban Communication Tower (greater than 80 feet in height). <b>Board Decision</b> : Approved a Class B Conditional Use (with conditions) by a vote of 7-0-1.	7-0-1
		<ul><li>W: to allow a reduction of the Required Dimensional Criteria for Setbacks and Separation.</li><li>Board Decision: Recommended Approval of Type 2 Waiver by a vote of 7-0-1.</li></ul>	7-0-1
	GULAR AGENDA - ZONING A		
	ZV/ABN/PDD/CA/W-2018- 00591	AHC of West Palm Beach, LLC	
	Haverhill Residential Control#: 1988-00135	<b>ZV:</b> to allow a reduction in the number of parking spaces. <b>Board Decision</b> : Approved a Type 2 Variance (with conditions) by a vote of 7-0-1.	7-0-1
		<b>ABN:</b> to abandon a Special Exception to allow a Planned Unit Development, consisting entirely of a Congregate Living Facility Type 3 [which extinguishes the Special Exception for an Adult Congregate Living Facility, Petition No. 1973-00009(A)], as amended by Resolution R-1994-1074. <b>Board Decision:</b> Recommended Approval of a Development Order Abandonment by a vote of 7-0-1.	7-0-1
		<ul> <li>PDD: to allow a rezoning from the Multifamily Residential (RM) and the Multifamily Residential High Density (RH) Zoning Districts to the Planned Unit Development (PUD) Zoning District.</li> <li>Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-1.</li> </ul>	7-0-1
		CA: to allow Transfer of Development Rights.  Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-1.	7-0-1
		<b>CA:</b> to allow a Workforce Housing Program density bonus greater than 30 percent. <b>Board Decision</b> : Recommended Approval of a Class A Conditional Use by a vote of 7-0-1.	7-0-1
		<ul><li>W: to eliminate the Private Civic Pod in a Countywide Community Revitalization Team area.</li><li>Board Decision: Recommended Approval of a Type 2 Waiver by a vote of 7-0-1.</li></ul>	7-0-1
	Z-2017-02224	School Board of Palm Beach County FL	
	West Central Transportation Facility Control#: 2017-00075	<ul> <li>Z: to allow a rezoning from the Multifamily Residential (RM) Zoning District to the Public Ownership (PO) Zoning District.</li> <li>Board Decision: Recommended Approval of an Official Zoning Map Amendment subject to a Conditional Overlay Zone (COZ) by a vote of 8-0-0.</li> </ul>	8-0-0
12.	ZV/PDD/CA-2018-00608	Haverhill ALF, LLC	
	Community Assisted Living Control#: 2017-00059	<b>ZV:</b> to allow a reduction of the required Side Street Setback. <b>Board Decision</b> : Approved a Type 2 Variance (with conditions as amended) by a vote of 8-0-0.	
		<b>PDD:</b> to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District. <b>Board Decision</b> : Recommended Approval of an Official Zoning Map Amendment by a vote of 8-0-0.	
		<b>CA:</b> to allow a Type 3 Congregate Living Facility. <b>Board Decision</b> : Recommended Approval of a Class A Conditional Use by a vote of 8-0-0.	8-0-0



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**Vote** 

**13.** SV/ZV/Z/DOA/CA-2017-012 58

West Jupiter Community Center Control#: 1995-00003

West Jupiter Community Group, Inc.

**SV:** To allow access to a reduced right-of-way width.

**Board Decision**: Approved a Subdivision Variance (with conditions) by a vote of 8-0-0.

8-0-0

**ZV:** to reduce Foundation Planting and Landscape Island width; and, to eliminate an Incompatibility Buffer.

**Board Decision**: Approved a Type 2 Variance (with conditions) by a vote of 8-0-0

8-0-0

Z: to allow a rezoning from the Multifamily Residential High Density (RH) Zoning

District to the Single Family Residential (RS) Zoning District.

**Board Decision**: Recommended Approval of an Official Zoning Map Amendment by a vote of 8-0-0.

8-0-0

**DOA:** to reconfigure the Site Plan; to add land area, building square footage, and an access point; and, to delete Conditions of Approval (Landscaping).

**Board Decision**: Recommended Approval of a Development Order

8-0-0

Print Date: 12/11/2018

Amendment by a vote of 8-0-0.

#### END OF RESULT LIST