



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

January 4, 2019

Revised 1/24/2019

<u>Agenda & Application #'s</u>	<u>Applicant & Request</u>	<u>Vote</u>
POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA - ZONING APPLICATIONS		
1. CA-2018-01520 Bonilla Limited Pet Boarding Control#: 2018-00039	Catherine Bonilla, Richard Bonilla CA: to allow Limited Pet Boarding accessory to a Single-Family residence. Board Decision: Postponed to February 7, 2019 by a vote of 6-0-0.	6-0-0
2. DOA/CA-2017-02447 RG Towers Westchester Club East Control#: 1980-00212	RG Towers, LLC, Westchester Golf and Country Club Assoc. DOA: to modify the Master Plan to add a use. CA: to allow a Stealth Commercial Communication Tower. Board Decision: Postponed to February 7, 2019 by a vote of 6-0-0.	6-0-0
3. ABN/ZV/PDD/CA-2018-011 72 Banyan Ridge Planned Unit Development Control#: 2009-02465	Florida Public Utilities Company ABN: to abandon a Class B Conditional Use for Retail Gas and Fuel Sales. ZV: to allow a reduction of an Incompatibility Buffer width; and, to allow a reduction of parking spaces. PDD: to allow a rezoning from the Light Industrial (IL) Zoning District to the Planned Unit Development (PUD) Zoning District. CA: to allow a Transfer of Development Rights to a planned development; and, to allow Workforce Housing Program Density Bonus greater than 30 percent. Board Decision: Postponed to February 7, 2019 by a vote of 6-0-0.	6-0-0
CONSENT AGENDA - ZONING APPLICATIONS		
4. ABN/Z-2017-02478 Christian & Missionary Alliance Church of Lake Worth Control#: 1988-00079	Christian and Missionary Alliance Church ABN: to abandon a Special Exception to allow a Church and Accessory Buildings and Structures. Board Decision: Recommended Approval of a Development Order Abandonment by a vote of 6-0-0. Z: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Transitional (RT) Zoning District. Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 6-0-0.	6-0-0 6-0-0
5. SV-2018-01540 Rus Property Control#: 2018-00114	Vincent and Raimi Rus SV: to allow access from a 40-foot Right-of-Way. Board Decision: Approved a Subdivision Variance by a vote of 6-0-0.	6-0-0
6. SV-2018-01728 Steadly Subdivision Control#: 2017-00205	The Fiber Session, Inc., Trace On, Inc., The Last Byte Land Corporation, Inc., Ronald Steedly SV: to allow access to residential homes from a 60-foot access easement. Board Decision: Approved a Subdivision Variance by a vote of 6-0-0.	6-0-0



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7. ABN/Z-2018-01739 Tree Town Control#: 1977-00092	Palm Beach County ABN: to abandon a Special Exception to allow an Office/Warehouse Complex. Board Decision: Recommended Approval of a Development Order Abandonment by a vote of 5-0-1. Z: to allow a rezoning from the Commercial General (CG) Zoning District to the Public Ownership (PO) Zoning District. Board Decision: Recommended Approval of an Official Zoning Map Amendment with a COZ by a vote of 5-0-1.	5-0-1 5-0-1
8. Z-2018-01740 PBC WUD Water Treatment Plant No. 8 Control#: 1988-00057	PBC Water Utilities Department, Palm Beach County Z: to allow a rezoning from the Single Family Residential (RS) and Agriculture Residential (AR) Zoning Districts to the Public Ownership (PO) Zoning District. Board Decision: Recommended Approval of an Official Zoning Map Amendment with a COZ by a vote of 5-0-1.	5-0-1
9. Z/CA-2018-01161 Children of America - LWR Campus Control#: 2005-00001	Worldwide Realty Investment Corp., 8475LWR, LLC Z: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District. Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 6-0-0. CA: to allow a Day Care General. Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 6-0-0.	6-0-0 6-0-0
10. ZV/ABN/PDD/W-2018-00548 Lyons Glades Center Control#: 1979-00106	Boca Pier Associates, LLC, Glades Road West Investments, LLC ZV: to reduce the width of a Right-of-Way (R-O-W) Buffer, landscape islands, and divider medians; reduce required foundation planting dimensions, building and freestanding sign setback, and lot size for a Multiple Use Planned Development; to allow easement overlap of landscape islands and a R-O-W Buffer; and, to eliminate landscape protection measures and trees in landscape islands. Board Decision: Approved a Type 2 Variance by a vote of 5-0-1. ABN: to abandon the Special Exception for a Financial Institution with Drive-up Teller Windows, as amended by Resolutions R-1989-0946 and R-2011-0789. Board Decision: Recommended Approval of a Development Order Abandonment by a vote of 5-0-1. PDD: to allow a rezoning from the General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District. Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 5-0-1. W: to allow an alternative Landscape Buffer to reduce the width and eliminate a 6-foot high wall. Board Decision: Recommended Approval of a Type 2 Waiver by a vote of 5-0-1.	5-0-1 5-0-1 5-0-1 5-0-1
11. ABN/DOA/CA-2018-00964 Villages of Windsor -SE Civic Control#: 1996-00081	Civic Hypoluxo Holding, LLC ABN: to abandon Requested Uses for a General Daycare and Private Elementary School. Board Decision: Recommended Approval of a Development Order Abandonment by a vote of 5-0-1. DOA: to modify the Master Plan to add/delete uses within a Civic Pod, and modify Conditions of Approval (Landscape, Engineering) Board Decision: Recommended Approval of a Development Order Amendment by a vote of 5-0-1. CA: to allow a Type 3 Congregate Living Facility. Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 5-0-1.	5-0-1 5-0-1 5-0-1



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12. DOA-2018-01151 Tri County Humane Society Control#: 1976-00152	Tri County Humane Society, City of Boca Raton DOA: to reconfigure the Site Plan to add square footage, uses and phasing, and add and delete an access point; modify Conditions of Approval (Architecture, Signage); and, Restart the Commencement of Development Clock. Board Decision: Recommended Approval of a Development Order Amendment by a vote of 6-0-0.	6-0-0
13. W-2018-01718 Fountains of Boynton - LA Fitness Waiver Control#: 1990-00030	G&I IX Fountains Center, LLC W: to extend hours of operation for a non-Residential use located within 250 feet of a Residential Future Land Use designation or use. Board Decision: Recommended Approval of a Type 2 Waiver by a vote of 5-0-1.	5-0-1
14. DOA/CA-2018-01907 Loggers Run Commercial Center Control#: 1975-00068	TMT Properties Loggers Run, LLC DOA: to amend the Master Plan and Site Plan to add a Use; and, amend Conditions of Approval (Use Limitations). Board Decision: Recommended Approval of a Development Order Amendment by a vote of 6-0-0. CA: to allow Indoor Entertainment. Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 6-0-0.	6-0-0 6-0-0
15. PDD/DOA-2018-01351 Andalucia PUD Control#: 2008-00129	Standard Pacific of South Florida GP Inc, Izzy-Lizzie Acres, LLC PDD: to allow a rezoning from the Agricultural Residential (AR) and Residential Transitional (RT) Zoning Districts to the Planned Unit Development (PUD) Zoning District. Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 5-0-1. DOA: to reconfigure the Master Plan, to add land area and to amend Conditions of Approval (Access, Engineering, Landscape). Board Decision: Recommended Approval of a Development Order Amendment by a vote of 5-0-1.	5-0-1 5-0-1
REGULAR AGENDA - ZONING APPLICATIONS		
16. DOA-2018-01054 Boca Dunes Golf Course Control#: 2013-00354	ZF Development II, LLC, Cove Club Investors, Ltd. DOA: to reconfigure the Site Plan to delete land area and building square footage. Board Decision: Recommended Approval of a Development Order Amendment by a vote of 6-0-0.	6-0-0
17. PDD-2018-01053 Residences at Boca Dunes Control#: 2018-00073	Cove Club Investors, Ltd., ZF Development II, LLC PDD: to allow a rezoning from the Single Family Residential (RS) Zoning District to the Planned Unit Development (PUD) Zoning District. Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 6-0-0.	6-0-0

END OF RESULT LIST