



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

June 4, 2020

<u>Agenda & Application #'s</u>	<u>Applicant & Request</u>	<u>Vote</u>
CONSENT AGENDA - ZONING APPLICATIONS		
1. SV-2019-01235 Getz Subdivision Control#: 2019-00082	David and Sandra Getz SV: to allow access from a 20-foot easement. Board Decision: Approved a Subdivision Variance by a vote of 7-0-0.	7-0-0
2. ZV-2019-01992 Control#: 2019-00082	David and Sandra Getz ZV: to eliminate the requirement for lot frontage. Board Decision: Approved a Type 2 Variance by a vote of 7-0-0.	7-0-0
3. ZV-2019-01966 Lakewood Cove Control#: 2018-00188	Concert Fountains Properties, LLC ZV: to reduce the setback for an existing wall in a Landscape Buffer; reduce the planting width on the exterior side of the wall, and to eliminate the requirements to plant trees and shrubs on the exterior side of the wall. Board Decision: Approved Standalone Type 2 Variance by a vote of 7-0-0.	7-0-0
4. ZV/CA-2019-00333 Genesis House Control#: 2005-00327	Stephanie Dodge ZV: to reduce and eliminate perimeter Landscape Buffers, Foundation Planting, and side and rear setbacks; to allow a fence to be located on the property line; and, to reduce drive aisle width. Board Decision: Approved a Type 2 Variance by a vote of 7-0-0.	7-0-0
5. Z/CA-2019-00515 CERTUS Premier Memory Care at Boynton Beach Control#: 2006-00305	RAC Alternative Investments, LLC, HDRS, LLC Z: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Multifamily Residential (RM) Zoning District. Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 7-0-0.	7-0-0
	CA: to allow a Nursing or Convalescent Facility. Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.	7-0-0
6. ABN/ABN-2019-02195 Eglise Evangelique Baptiste Par La Foi Control#: 1980-00228	Eglise Evangelique Baptiste Par La Foi, Inc. - Jean Clermont ABN: to abandon a Class B Conditional Use to allow a General Daycare Board Decision: Approved a Development Order Abandonment by a vote of 7-0-0.	7-0-0
	ABN: to abandon a Class B Conditional Use to allow Indoor Entertainment. Board Decision: Approved a Development Order Abandonment by a vote of 7-0-0.	7-0-0



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7. ABN/DOA/CA-2019-01031 Hypoluxo Trail Center PCD Control#: 1985-00013	Daszkal Bros Properties, LLC ABN: to abandon a Special Exception for Automobile Service Station and Accessory Mechanical Repair. Board Decision: Recommended Approval of a Development Order Abandonment by a vote of 7-0-0. DOA: to reconfigure the Site Plan, modify uses, add square footage, and restart the Commencement of Development Clock. Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0. CA: to allow a Type 1 Restaurant with a drive-through. Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.	7-0-0 7-0-0 7-0-0
8. ZV/DOA-2019-01227 Sandalfot Square Control#: 1980-00103	West Ridge South, Inc. ZV: to eliminate a Compatibility Buffer and Compatibility Buffer landscape planting requirements; and, to allow an easement to overlap a required Landscape Buffer by more than five feet, with no space for required planting materials. Board Decision: Approved a Type 2 Variance by a vote of 7-0-0. DOA: to reconfigure the Site Plan, to add square footage, delete land area, add an access point and a use, and amend Conditions of Approval for the Planned Commercial Development Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0. DOA: to reconfigure the Site Plan, to add square footage, add an access point and a use, and amend Conditions of Approval for the Mini-Warehouses (Multi-Access Self Service Storage Facility) Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0.	7-0-0 7-0-0 7-0-0
9. ZV-2019-01642 Cumberland Farms Westgate Control#: 2012-00374	SIL FIR Corp ZV: to eliminate a Type 2 Incompatibility Buffer. Board Decision: Approved a Type 2 Variance by a vote of 7-0-0.	7-0-0
10. ZV/PDD/DOA-2019-01902 Bethesda West Hospital Control#: 2006-00011	Bethesda Health Inc ZV: to allow one additional Freestanding Sign. Board Decision: Approved a Type 2 Variance by a vote of 7-0-0. PDD: to rezone 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 by a vote of 7-0-0. DOA: to a Planned Development District to reconfigure the Site Plan; add square footage and buildings; add land area; and, to restart the commencement clock, Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0. DOA: to a Class A Conditional Use to reconfigure the Site Plan; add square footage and buildings; add land area; and, to restart the commencement clock Board Decision: Recommended Approval of a Development Order Amendment by a vote of 7-0-0.	7-0-0 7-0-0 7-0-0



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11. ZV-2019-02196 East Coast Mulch Control#: 1979-00202	East Coast Mulch Corp ZV: to eliminate a six-foot high concrete block and steel wall with a continuous footing in a landscape buffer where a use is proposed that is incompatible with an adjacent development or district; and, to eliminate a six-foot high opaque wall within a Type 3 Incompatibility Buffer. Board Decision: Approved a Type 2 Variance (with conditions) by a vote of 7-0-0.	7-0-0
12. CA-2020-00253 Caridad Center Soup Kitchen Control#: 1983-00067	Migrant Association of South Florida Inc., CA: to allow for Assembly Institutional Non-Profit. Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 7-0-0.	7-0-0
13. SV-2019-01495 Gulfstream Road Apartments Control#: 2018-00167	Carey & Rivera Properties LLC SV: to allow access from a 30-foot right-of-way. Board Decision: Approved a Subdivision Variance by a vote of 7-0-0.	7-0-0
14. SV-2019-02210 Mathis Apartments Control#: 2007-00459	Garcia Angel H Mora Living Trust SV: to allow access from a 30-foot right-of-way. Board Decision: Postponed to July 2, 2020 Zoning Commission hearing by a vote of 7-0-0.	7-0-0
REGULAR AGENDA - ZONING APPLICATIONS		
15. ABN/Z-2019-01611 Young Property North Control#: 1976-00133	Southeast Investments of Palm Beach County Inc. ABN: to abandon a Special Exception to allow Farm Implement Sales and Service. Board Decision: Recommended Approval of a Development Order Abandonment by a vote of 7-0-0. Z: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Light Industrial (IL) Zoning District. Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 6-0-0.	7-0-0
16. SV/ZV/PDD/CA-2019-01090 Lee's Landing PUD Control#: 2019-00092	James Baroni, Rinker Companies, LLC, Mary Baroni, Arelis Coronel, Tairon Coronel, James Gelsomino, Colleen Gelsomino SV: to allow access to a major street of higher classification (Jog Road). Board Decision: Approved Subdivision Variance by a vote of 5-1-1. ZV: to eliminate a Type 3 Incompatibility Buffer. Board Decision: Approved a Type 2 Variance by a vote of 5-1-1. PDD: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District. Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 5-1-1. CA: to allow a Type 3 Congregate Living Facility. Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 5-1-1.	5-1-1



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17. ZV/DOA/CA/W-2019-01438 McDonald's L/C #009-2659 Atlantic and Hagen Control#: 1973-00039	Atlantic Avenue Realty Associates LLC, McDonald's USA, L/C ZV: to reduce the width for a Divider Median. DOA: to reconfigure the Site Plan, to add a use, building and square footage. CA: to allow a Type 1 Restaurant with a Drive-through. W: to allow 24 Hour Operations for a Non-Residential Use located within 250 feet of a parcel of land with a Residential Future Land Use designation or Use. Board Decision: Postponed to the August 6, 2020 Zoning Commission hearing by a vote of 7-0-0.	7-0-0

END OF RESULT LIST