



**ZONING COMMISSION HEARING
AMENDMENTS TO THE AGENDA
JULY 7, 2022**

CONSENT AGENDA

D. ZONING APPLICATIONS - NEW

1. PDD/CA-2022-00192, Reserve at Atlantic, Control 2021-00058

AMEND Agenda & Staff Report - To modify Size/Acres as follows:

Size: 59.~~0045~~ acres ±
(affected area 59.4~~65~~ acres ±)

Total Acreage:	59.4 65 acres
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AMEND Staff Report - Application Summary, including other references in report, as follows:

APPLICATION SUMMARY: The proposed requests are for the 59.45-acre Reserve at Atlantic development. The site is currently developed with an Agricultural use, as row crops.

The request will modify the zoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Multiple Use Planned Development (AGR-MUPD) in order to allow for the development of Multifamily Residential, a General Daycare, and Preserve areas. The requests, are contingent upon a concurrent application for a Large Scale Future Land Use Amendment, LGA-~~2022-00006~~, to change the future land use designation from Agricultural Reserve (AGR) to Multiple Land Use, with an underlying Institutional, AGR ~~and High Residential~~, and underlying 8 units per acre (MLU, INST/AGR/8), including Text changes to the Plan.

The development includes ~~31.58~~-32.05 acres of Preserve and ~~21.06~~-27.40 acres of Development Area. The Preliminary Site Plan (PSP) indicates eight Multifamily buildings (476 units) and one club house, and one structure for a General Day Care, along with other recreation and open space amenities. The plan indicates 873 parking spaces and access will be from the realigned Half Mile Road.

AMEND Conditions - To revise Planning Condition Number 2 of Exhibit C-1 to read as follows:

Per LGA 2022-006 condition 2, residential dwelling units shall be limited to a maximum of ~~480~~ 476 units with no further density increases through density bonus programs. (ONGOING-PLANNING-Planning)

ADD NEW Conditions - To add Planning Condition Number 19 of Exhibit C-1 to read as follows:

Should more than 50% of the Building Permits be issued simultaneously, then the initial Certificate of Occupancies (CO's) that are released will be attributable to the WHP obligation. (ONGOING-PLANNING-Planning)

AMEND Staff Report

- To add attached correspondence from the Alliance of Delray

REGULAR AGENDA

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

6. ABN/CA-2021-00797, Palm Elite Car Wash, Control 2013-00200

AMEND Agenda & Staff Report - To revise Staff recommendation to read as follows:

Staff recommends denial of the request as it does not meet ~~three~~ four of the ULDC Conditional Use/Development Order Amendment standards c., d., f., and h. The Zoning Commission does not need to make a recommendation on the ABN. The proposed development is not compatible with surrounding uses, does not minimize adverse impacts, does not result in a logical, orderly and timely development pattern, and, does not demonstrate changed conditions or circumstances. Should the Zoning Commission move to recommend approval of the request, Staff recommends Conditions of Approval as indicated in Exhibit C.

D. ZONING APPLICATIONS - NEW

7. ABN/ZV/W/DOA/CA-2021-02151, Chimu MUPD, Control 1994-00013

AMEND Agenda & Staff Report

- To withdraw the variance request per attached letter, and to move the item to Consent.

AMEND Staff Report

- To add the attached Condition Exhibits C-4 to C-7 inadvertently omitted from report

Alliance of Delray Residential Associations, Inc.

Item 1. Reserve

10290 West Atlantic Avenue #480504
Delray Beach, FL 33448
Phone: 561.495.4694
www.allianceofdelray.com



- *Serving more than 100 Communities between the Everglades and the Ocean in south Palm Beach County.*
- *Working Toward Sustainable Development*
- *Applying Resilience Thinking to Our Natural Resources*

July 3, 2022

Palm Beach County Zoning Division
Att: Lisa Amara, Director
2300 North Jog Road
West Palm Beach, FL 33411-2741

Re: Zoning Application PDD/CA-2022-00192

Dear Zoning Director Amara:

Please provide this letter to the Zoning Commissioners. Thank you.

The Alliance of Delray Residential Associations has been working with the Applicant over the past two years to improve the planned project and it *has* undergone a metamorphosis with the Alliance's guidance. The Alliance of Delray can now support the Applicant's request for a change from the AGR Zoning District to the MUPD Zoning District.* Further, the Alliance supports the Class A Conditional use for a General Day Care facility.

Sincerely,

Lori Vinikoor

Dr. Lori Vinikoor, President

**The Alliance's concern is the impact that the approval of this project will have on the future development of Atlantic Avenue, to wit: the density of residential development. The Applicant is proposing 476 units to be built on 19.57 acres which represents 24+ units per acre. This is a vast diversion from the current Comprehensive Plan and accompanying Unified Land Development Code.*

The Board of County Commissioners is on track to creating an Essential Housing Future Land Use Designation for the Agricultural Reserve Tier which will include a higher density component. With this Zoning Application being addressed at this early stage, the approval of an increased density element will have an impact on the composition of the Essential Housing Element and on any future requests for increased density along the Atlantic Avenue Corridor.

With the limited number of parcels located between the Florida Turnpike and Atlantic Avenue, perhaps Staff can provide the number of potential units that can be built if another applicant used a similar justification for development. Traffic is of great concern and expansion of Atlantic Avenue between 441 and Jog Road in Delray Beach will not be completed until the end of the decade. It is of utmost importance that the public conceptualize the impact on the infrastructure and the flow of traffic within the Agricultural Reserve. There could be a significant impact on the lifestyle of residents in the Agricultural Reserve and the Alliance must consider this.

OFFICERS AND DIRECTORS OF THE ALLIANCE:

Lori Vinikoor, *President*

Arnie Katz, *Executive Vice President* Norma Arnold, *Vice President* Allen Hamlin, *Vice President* Ken Markowitz, *Vice President*

Carol Klausner, *Secretary* Deborah Borenstein, *Treasurer*

Directors: Rob Cuskaden Paul Finkelstein York Freund Carol Klausner Phyllis Levine Evelyn Spielholz Susan Zuckerman

Assistants to the President: Rose DeSanto John Gentithes Rhoda Greifer Joel Vinikoor

Chairman of the Board: Bob Schulbaum *Legal Counsel:* Joshua Gerstin

Lisa Amara
Zoning Director
PALM BEACH COUNTY
ZONING DIVISION
2300 Jog Road
West Palm Beach, FL 33411



Urban Design
Land Planning
Landscape Architecture

Via Email: lamara@pbcgov.org

Re: **Chimu MUPD**
Application No. ZV/W/ABN/DOA/CA-2021-02151

Dear Ms. Amara:

Based on our discussions today, we agree to the modifications to the Preliminary Site Plan for Building B which will eliminate the need for a variance to reduce foundation planting. Accordingly, we will agree to withdraw the Type 2 Variance request at time of the Zoning Commission. The attached Preliminary Site Plan also includes the discussed modifications to the circulation around Building A, the pedestrian amenities and the elimination of the sign on the south side of the project entrance to Adonis Drive.

In addition, attached are proposed revisions to the conditions of approval. Pursuant to our discussions, and with these revisions, we are in agreement with the conditions of approval and request that this application be placed on consent agenda for the July 7 Zoning Commission hearing, notwithstanding any known public opposition.

Sincerely,

URBAN DESIGN STUDIO

A handwritten signature in blue ink, appearing to read "Bradley Miller".

Bradley Miller
Principal

cc: Timothy Haynes - via email
Ailish Villalobos - via email
Mike Kenny - via email

CONDITIONS OF APPROVAL

EXHIBIT C-4: Development Order Amendment (Type 1 Restaurant with drive-through for Building D)

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2005-1122, Control No.1994-00013, which currently states:

Development of the property is limited to the uses approved by the Board of County Commissioners. The approved site plan is dated May 31, 2022. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC.

Is hereby amended to read:

1. The approved Site Plan is dated May 31, 2022. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

SITE DESIGN

1.The perimeter buffering along Hypoluxo Road and Adonis Drive shall be upgraded with additional landscaping for screening of vehicular use areas.

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval,

in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

CONDITIONS OF APPROVAL

EXHIBIT C-5: Class A Conditional Use (Type 1 Restaurant with drive-through for Building A)

ALL PETITIONS

1. The approved Site Plan is dated May 31, 2022. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

CONDITIONS OF APPROVAL

EXHIBIT C-6: Class A Conditional Use (Car Wash)

ALL PETITIONS

1. The approved Site Plan is dated May 31, 2022. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

CONDITIONS OF APPROVAL

EXHIBIT C-7: Class A Conditional Use (Fitness Center for Building E)

ALL PETITIONS

1. The approved Site Plan is dated May 31, 2022. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.



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

THURSDAY JULY 7, 2022

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. Swearing In
- G. Adoption of the [Minutes](#)
- H. Amendments to the Agenda
- I. Motion to adopt the Agenda
- J. Disclosures
- K. Conflicts/Recusals

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

JULY 7, 2022

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, July 28, 2022 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. Swearing In - County Attorney
- G. Adoption of the Minutes
- H. Amendments to the Agenda
- I. Motion to adopt the Agenda
- J. Disclosures
- K. Conflicts/Recusals

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. [PDD/CA-2022-00192](#) Title: an Official Zoning Map Amendment application of Taheri Grandchildrens Trust, Mina Property Group LLC by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Multiple Use Planned Development (AGR-MUPD) Zoning District
Title: a Class A Conditional Use application of Taheri Grandchildrens Trust, Mina Property Group LLC by JMorton Planning & Landscape Architecture, Agent. Request: to allow a General Day Care
General Location: Southeast corner of Atlantic Avenue and Half Mile Road (**Reserve at Atlantic**) (Control 2021-00058)

Pages 1 - 59

Conditions of Approval Pages (10 - 15)

Project Manager: Jerome Ottey

Size: 59.00 acres ±

BCC District: 5

(affected area 59.46 acres ±)

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

MOTION: To recommend approval an Official Zoning Map Amendment from the Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District, subject to the Conditions of Approval as indicated in Exhibit C-1.

MOTION: To recommend approval of a Class A Conditional Use a to allow a General Day Care, subject to the Conditions of Approval as indicated in Exhibit C-2.

2. [Z-2021-01551](#) Title: an Official Zoning Map Amendment application of Sinai Missionary Baptist Church Inc by RamosMartinez Architects, Agent. Request: to allow a rezoning from Agricultural Residential (AR) Zoning District to Residential Single Family (RS) Zoning District
General Location: North side of Lantana Road approximately 0.23 miles west of Military Trail (**Sinai Missionary Baptist Church**) (Control 2007-00427)

Pages 1 - 13

Conditions of Approval Pages (5 - 5)

Project Manager: Timothy Haynes

Size: 5.11 acres ±

BCC District: 3

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

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from Agricultural Residential (AR) Zoning District to Residential Single Family (RS) Zoning District, subject to the Condition of Approval as indicated in Exhibit C.

3. [Z-2022-00226](#) Title: an Official Zoning Map Amendment application of Paradise Point Homes, LLC by Schmidt Nichols, Agent. Request: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Single Family Residential (RS) Zoning District
General Location: East side of Paradise Point Road approximately 500 feet north of Donald Ross Road (**Paradise Point**) (Control 2005-00191)

Pages 1 - 16

Conditions of Approval Pages (4 - 4)

Project Manager: James Borsos

Size: 0.86 acres ±

BCC District: 1

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

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Transitional (RT) Zoning District to the Residential Single Family (RS) Zoning District, subject to the Condition of Approval as indicated in Exhibit C.

4. [ZV-2021-02031](#) Title: a Type 2 Variance application of 6562 Belvedere Llc by Schmidt Nichols, Agent. Request: to allow a reduction in lot depth
General Location: Southwest corner of Old Belvedere Road and Jog Road (**Windsor Industrial**) (Control 2003-00020)

Pages 1 - 17

Conditions of Approval Pages (4 - 4)

Project Manager: Imene Haddad

Size: 2.55 acres ±

BCC District: 2

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

MOTION: To adopt a resolution approving a Type 2 Variance to allow a reduction in lot depth, subject to the Conditions of Approval as indicated in Exhibit C.

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

5. [ABN-2021-01941](#) Title: a Development Order Abandonment - Class B concurrent application of Christ Fellowship Church Inc by Coteleur & Hearing Inc., Agent. Request: to abandon a Daycare
Title: a Development Order Abandonment application of Christ Fellowship Church Inc by Coteleur & Hearing Inc., Agent. Request: to abandon a Church (Place of Worship) including sanctuary facilities, educational building and administrative offices
General Location: Northwest corner of the intersection of Glades Road and Lyons Road. (**Christ Fellowship Boca (fka) Boca West United Meth. Church**) (Control 1974-00122)

Pages 1 - 12

Project Manager: Zubida Persaud

Size: 4.21 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests.

MOTION: To adopt resolution approving a Development Order Abandonment to abandon a Daycare.

MOTION: No motion required. (Abandonment for Place of Worship)

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

- 6. [ABN/CA-2021-00797](#) Title: a Development Order Abandonment application of Palm Elite Car Wash, Inc. by URBANA, Agent. Request: to abandon a Type 2 Waiver to allow the primary entrance to face the interior parking area; reduce the setback for outdoor uses to Non-PRA residential use; and, increase the setback from the build-to-line
Title: a Class A Conditional Use application of Palm Elite Car Wash, Inc. by URBANA, Agent. Request: to allow a Car Wash
General Location: Northeast corner of South Military Trail and Vermont Avenue (**Palm Elite Car Wash**) (Control 2013-00200)

Pages 1 - 21

Conditions of Approval Pages (7 - 8)

Project Manager: James Borsos

Size: 0.93 acres ±

BCC District: 3

Staff Recommendation: Staff recommends denial of the Class A Conditional Use.

MOTION: No motion required. (Abandonment)

MOTION: To recommend denial of the Class A Conditional Use to allow a Car Wash.

D. ZONING APPLICATIONS - NEW

7. [ABN/ZV/W/DOA/CA-2021-02151](#) Title: a Development Order Abandonment application of Chimu Inc, PreLux, LLC by Urban Design Studio, Agent. Request: to abandon a Financial Institution with drive-through
Title: a Type 2 Variance application of Chimu Inc, PreLux, LLC by Urban Design Studio, Agent. Request: to reduce the width of the foundation planting (Building B)
Title: a Type 2 Waiver application of Chimu Inc, PreLux, LLC by Urban Design Studio, Agent. Request: to extend hours of operation for a Fitness Center use located within 250 feet of a Residential Future Land Use designation or use
Title: a Development Order Amendment application of Chimu Inc, PreLux, LLC by Urban Design Studio, Agent. Request: to modify the Site Plan and Conditions of Approval; to add uses and buildings; and, to delete square footage
Title: a Development Order Amendment application of Chimu Inc, PreLux, LLC by Urban Design Studio, Agent. Request: to modify the Site Plan and delete square footage (Type 1 Restaurant with Drive-thru Building D)
Title: a Class A Conditional Use application of Chimu Inc, PreLux, LLC by Urban Design Studio, Agent. Request: to allow a Type 1 Restaurant with drive-through
Title: a Class A Conditional Use application of Chimu Inc, PreLux, LLC by Urban Design Studio, Agent. Request: to allow a Car Wash
Title: a Class A Conditional Use application of Chimu Inc, PreLux, LLC by Urban Design Studio, Agent. Request: to allow a Fitness Center
General Location: Northeast corner of Adonis Drive and Hypoluxo Road (**Chimu MUPD**) (Control 1994-00013)

Pages 1 - 73

Conditions of Approval Pages (14 - 22)

Project Manager: Timothy Haynes

Size: 8.69 acres ±

BCC District: 2

Staff Recommendation: Staff recommends denial of the Type 2 Variance.

Staff recommends approval of the Type 2 Waiver, subject to the Conditions of Approval as indicated in Exhibit C-2.

Staff recommends approval of the Development Order Amendment to modify the Site Plan and Conditions of Approval; to add uses and buildings; and, to delete square footage subject to the Conditions of Approval as indicated in Exhibit C-3.

Staff recommends approval of the Development Order Amendment to modify the Site Plan and delete square footage (Type 1 Restaurant with drive-through Building D) subject to the Conditions of Approval as indicated in Exhibit C-4.

Staff recommends approval of the Class A Conditional use to allow a Type 1 Restaurant with drive-through subject to the Conditions of Approval as indicated in Exhibit C-5.

Staff recommends approval of the Class A Conditional Use to allow a Car Wash, subject to the Conditions of Approval as indicated in Exhibit C-6.

Staff recommends approval of the Class A Conditional Use to allow a Fitness Center, subject to the Conditions of Approval as indicated in Exhibit C-7.

MOTION: No motion required. (Abandonment)

MOTION: To adopt a resolution denying a Type 2 Variance to reduce the width of the foundation planting (Building B).

MOTION: To recommend approval of a Type 2 Waiver to extend the hours of operation for a Fitness Center use located within 250 feet of a Residential Future Land Use designation or use, subject to the Conditions of Approval as indicated in Exhibit C-2.

MOTION: To recommend approval of a Development Order Amendment to modify the Site Plan and Conditions of Approval; to add uses and buildings; and, to delete square footage, subject to the Conditions of Approval as indicated in Exhibit C-3.

MOTION: To recommend approval of the Development Order Amendment to modify the Site Plan and delete square footage (Type 1 Restaurant with drive-through Building D), subject to the Conditions of Approval as indicated in Exhibit C-4.

MOTION: To recommend approval of the Class A Conditional Use to allow a Type 1 Restaurant with drive-through, subject to the Conditions of Approval as indicated in Exhibit C-5.

MOTION: To recommend approval of the Class A Conditional Use to allow a Car Wash, subject to the Conditions of Approval as indicated in Exhibit C-6.

MOTION: To recommend approval of the Class A Conditional Use to allow a Fitness Center, subject to the Conditions of Approval as indicated in Exhibit C-7.

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