



**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING
 NOTICE OF PUBLIC HEARING
 Control No. 2004-00457
 ZONING APPLICATION DOA/CA-2018-01690
 (Terra Nova MUPD)**

This is a courtesy notice of a proposed zoning action within 500 feet of property that you own or within one mile of a municipal boundary or future annexation area. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any concerns regarding this matter. If you have any questions or would like further information please contact **Carolina Valera, Senior Planner**, at **(561) 233-5263**. Approximately three days prior to the scheduled hearing, the Staff Report with the Site Plan may be viewed online by selecting the hearing/hearing date listed below at <http://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>.

Zoning Commission: February 6, 2020 at 9:00 a.m. Vista Center Complex 2300 North Jog Road, Room VC-1W-47 Ken Rogers Hearing Room West Palm Beach, Florida	Board of County Commissioners: February 27, 2020 at 9:30 a.m. Governmental Center 301 North Olive Avenue County Commission Chambers, 6th Floor West Palm Beach, Florida
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GENERAL LOCATION: North side of Atlantic Avenue and west side of Hagen Ranch Road, approximately 350 feet west and 650 feet north of the intersection of Atlantic Avenue and Hagen Ranch Road.

TITLE: a Development Order Amendment **REQUEST:** to reconfigure the Site Plan; modify and reduce commercial uses; add Multifamily Residential use; modify access points; and, modify Conditions of Approval.

TITLE: a Class A Conditional Use **REQUEST:** to allow two Type 1 Restaurants with Drive-throughs; Workforce Housing Program (WHP) Density Bonus greater than 30 percent; and, Transfer of Development Rights (TDRs).

APPLICATION SUMMARY: Proposed is a Development Order Amendment and Class A Conditional Uses for the Terra Nova Multiple Use Planned Development (MUPD). The 17.67-acre site was originally approved by the Board of County Commissioners (BCC) on November 17, 2005, for a rezoning from the Agricultural Residential (AR) Zoning District to the MUPD Zoning District. The site was last approved by the BCC on February 24, 2011, for a Development Order Amendment to reconfigure the Site Plan; increase square footage; and, modify Conditions of Approval.



The Applicant proposes to reconfigure the Site Plan to allow for the development of a mix of commercial and residential uses, by reducing previously approved commercial square footage (sq. ft.) and adding Multifamily residential units. In addition, the Applicant is requesting four Class A Conditional uses, which includes two Type 1 Restaurants with Drive-throughs; density bonus dwelling units through the WHP (53); and, TDR density bonus dwelling units (71). The Preliminary Site Plan (PSP) indicates a total 23,665 sq. ft. of commercial uses in two buildings, which includes 17,890 sq. ft. of Retail Sales and 5,775 sq. ft. for two Type 1 Restaurants with Drive-throughs; 212 Multifamily dwelling units in five buildings; 1.37 acres of Recreation area with a 5,500 sq. ft. clubhouse; an 880 sq. ft. maintenance building for the residential component; and, a total of

755 parking spaces. The two proposed access points from Hagen Ranch Road (1) and Atlantic Avenue (1) are generally consistent with the prior approval. No changes are proposed to the cross access to the Villagio Isles PUD located in the northeast corner of the site; cross access to Umberto Place to the west; and, the future cross access to commercial parcels to the east. However, the Applicant is proposing to eliminate the vehicular and pedestrian cross access located at the northwestern boundary abutting the Villagio Isles PUD.

This Application was reviewed for compliance with Unified Land Development Code (ULDC) Supplement 25, Ord. 2003-067, as amended.

RETURN TO:
Planning, Zoning and Building Department
PALM BEACH COUNTY ZONING DIVISION
Attn: Carolina Valera
2300 N. Jog Road, 2nd Floor
West Palm Beach, FL 33411

Approve _____ Oppose _____

(Control No.2004-00457) Application No. DOA/CA-2018-01690 (Terra Nova - Commercial)

DATE: _____

NAME: _____

PHONE: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that commissioners have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Public comment is encouraged and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned. Auxiliary aids or services will be provided upon request with at least seven (7) days notice. Please contact the Zoning Division at 233-5041.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

I will have a representative at the Zoning Commission Hearing and/or Board of County Commissioners hearing. My representative's name, address, and phone number are:

NAME: _____

PHONE: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

APPEALS: If a person decides to appeal any final decision made by the Board of County Commissioners or Zoning Commission, with respect to any matter considered at such hearing, they will need to provide their own court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.