



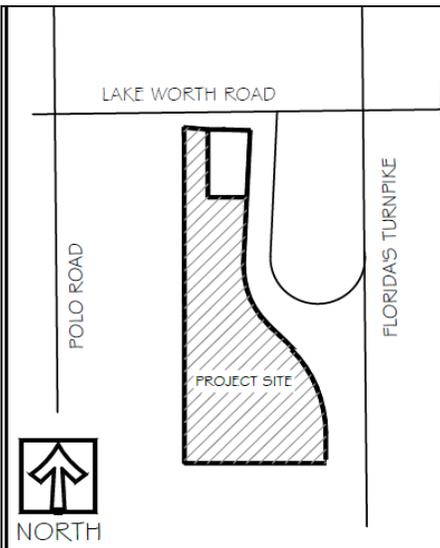
**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING
 NOTICE OF PUBLIC HEARING
 Control No. 2017-00194
 ZONING APPLICATION ZV-2019-01631
 (Catalina at Lake Worth PUD)**

This is a courtesy notice of a proposed zoning action within 300 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 **Travis Goodson, Site Planner II**, at **(561) 233-5034**. 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

GENERAL LOCATION: Southwest corner of Lake Worth Road and Florida's Turnpike.
TITLE: a Type 2 Variance **REQUEST:** to eliminate the setback for a wall in a Landscape Buffer; reduce the planting width on the outside and inside of a wall; relocate required buffer planting material; and, to reduce the Side Street setback.

APPLICATION SUMMARY: Proposed are Type 2 Variances for the Catalina at Lake Worth PUD development. The 27.35-acre subject site was approved by the Board of County Commissioners (BCC) on October 31, 2018 for a rezoning from the General Commercial and RT Zoning Districts to the PUD Zoning District. The site was last approved by the BCC on June 27, 2019, for a Development Order Amendment to reconfigure the Master Plan to add residential units; Class A Conditional Uses to allow Workforce Housing Program density bonus greater than 30 percent and Transfer of Development Rights within a PUD; and, a Type 2 Waiver to allow a reduction of the required frontage along an Arterial or Collector.



The Applicant is requesting Type 2 Variances as follows: to eliminate the setback for a wall in a Landscape Buffer along the north and south buffers; reduce the minimum planting width on the outside of the north and south walls; relocate required canopy tree and shrub planting from the outside of the wall; and, reduce the Side Street setback from Hooks Road for Multifamily buildings. The Preliminary Site Plan indicates no change to the previously approved Uses, layout or site design. Access to the site will remain unchanged, with access from Lake Worth Road via 80 foot wide Right-of-Way Tract for Hooks Road.

This application was reviewed for compliance with Unified Land Development Code Ord. 2003-067, Supplement 26.

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

Approve _____ Oppose _____

(Control No.2017-00194) Application No. ZV-2019-01631 (Catalina at Lake Worth PUD)

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.