



**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING
NOTICE OF PUBLIC HEARING
Control No. 2018-00188
ZONING APPLICATION ZV-2019-01966
(Lakewood Cove fka Lake Worth Crossing)**

The April 2, 2020 Zoning Commission Hearing has been cancelled. Additionally, the May 7, 2020 Zoning Commission Hearing has also been cancelled. This Application will now be heard at the June 4, 2020 Zoning Commission Hearing. No changes have been made to any of the Plans or the requests. If you have any questions, or would like further information, please contact **Brenya Martinez, Site Planner II**, at (561) 233-5242.



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 NOTICE OF PUBLIC HEARING
 Control No. 2018-00188
 ZONING APPLICATION ZV-2019-01966
 (Lake Worth Crossing)**

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 **Brenya Martinez, Site Planner II**, at **(561) 233-5242**. 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:
 April 2, 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

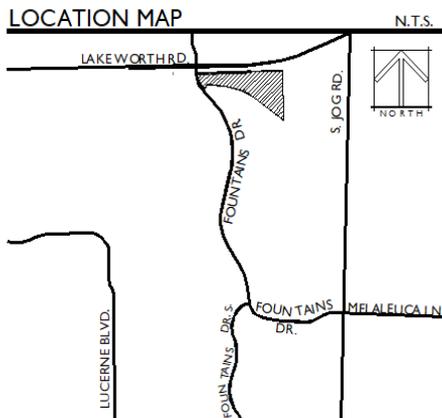
GENERAL LOCATION: Southeast corner of Lake Worth Road and Fountains Drive.

TITLE: a Type 2 Variance **REQUEST:** 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.

APPLICATION SUMMARY: Proposed are Type 2 Variances for the Lakewood Cove (fka Lake Worth Crossing) development. The 9.44-acre subject site was originally part of the 354.6-acre development known as Fountains North, which was originally approved by the Board of County Commissioners (BCC) on October 21, 1971 for a rezoning from the Agricultural District (A-1) to the Multiple Family Dwelling (R-2) Zoning District. On December 18, 1972, the BCC approved ordinance 1973-002, which changed the R-2 Zoning to Residential Multiple Family High Density (RH). The subject site has no other BCC approvals and was recently Administratively approved to allow for a subdivision with 70 Townhomes.

The Applicant is requesting four Type 2 Variances to allow an existing wall, which does not meet current Code requirements, to remain within a 450-foot portion of an existing Right-of-Way (R-O-W) Landscape Buffer along Lake Worth Road.

The current Code does not require a wall in a R-O-W buffer; however, if it is installed, then the following Code requirements must be met: the wall must be setback a minimum of 10 feet from the street R-O-W; provide a minimum of 7.5 feet of planting width; plant 75 percent of the trees on the exterior side of the wall; and plant shrubs on both sides of the wall. Because the wall is not built in accordance with the Code requirements, the Variance requests are to allow the wall to remain in its current location; no planting width on the exterior side of the wall; and, 100 percent of the trees and shrubs to be located on the interior side of the wall.



The variance requests will not impact the previously approved Subdivision Plan, which indicates 70 Townhouse units; a 0.32-acre Recreation area, with access from Lake Worth Road (1) and Fountains Drive (1).

This application was reviewed for compliance with Unified Land Development Code (ULDC) Ordinance 2003-067, Supplement 26.

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

Approve _____ Oppose _____

(Control No.2018-00188) Application No. ZV-2019-01966 (Lake Worth Crossing)

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.

<input type="checkbox"/> I will have a representative at the <input type="checkbox"/> Zoning Commission Hearing and/or <input type="checkbox"/> Board of County Commissioners hearing. My representative's name, address, and phone number are: NAME: _____ PHONE: _____ ADDRESS: _____ CITY/STATE/ZIP: _____
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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.