

Comments may be sent via email to:
JPanebianco@cityofparkland.org

Live streaming at www.cityofparkland.org/ccm



PLANNING AND ZONING BOARD CITY OF PARKLAND

Thursday, October 14, 2021

at 6:00 PM

Commission Chambers
6600 University Drive
Parkland, FL 33067

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes
 - A. 09302021 PZB Draft Minutes
5. Comments from the Public on Non-Agenda Items
6. Comments by the Chair
7. Approval of the Agenda
8. Public Hearing
 - A. **Ordinance 2021-012: Parkland Royale Phase II Rezoning**
Consideration of an Ordinance of the City Commission of the City of Parkland, Florida, rezoning approximately 76.85 gross acres generally located at the west end on the south side of Loxahatchee Road and west of Bishop Pit Road from Palm Beach County Agricultural Residential to City of Parkland RS-3 (3 DU/Acre) subject to conditions (Parkland Royale Phase II); providing for a maximum of 210 single family dwelling units (2.73 DU/Acre)(Case No. RZ20-001); providing for severability, conflicts, and an effective date.
 - B. **Ordinance 2021-011: Amending Ordinance 2015-015**
Consideration of an Ordinance of the City Commission of the City of Parkland, Florida, amending City of Parkland Ordinance 2015-015 by removing the restriction that limits occupancy to residents age 55 and over on the approximately 44.61 gross acres generally located on the south side of Loxahatchee Road approximately 500 feet west of Bishop Pit Road (Sabra Tract/BCPA Folio# 474119010021 & 474119010015): Providing for

the release of the age 55 and over deed restriction and restrictive covenants from the specified property subject to conditions; providing for implementation, conflicts, severability, and an effective date.

C. **Ordinance 2021-018: Amending Ordinance 2018-006**

Consideration of an Ordinance of the City Commission of the City of Parkland, Florida, amending City of Parkland Ordinance 2018-006 by removing the restriction that limits occupancy to residents age 55 and over on the approximately 24.99 gross acres generally located on the south side of Loxahatchee Road approximately .35 miles west of Bishop Pit Road (NSID Tract/Parcel A, Sabra Plat No. 1); providing for the release of the age 55 and over deed restriction and restrictive covenants subject to conditions; providing for implementation, conflicts, severability, and an effective date.

D. **Resolution 2021-072: Plat Approval for Parkland Royale Phase II**

Consideration of a Resolution of the City Commission of the City of Parkland, Florida, approving the Plat application submitted by TLH Sabra 2, LLC and TLH-70 NSID, LLC, for approximately 76.85 gross acres of land to be restricted to the development of a maximum of 210 single family dwelling units at the property generally located at the west end on the south side of Loxahatchee Road and west of Bishop Pit Road; providing for conflicts, severability, and an effective date. Case No. PL20-001.

E. **Resolution 2021-073: Site Plan and Variance Approval for Parkland Royale Phase II**

Consideration of a Resolution of the City Commission of the City of Parkland, Florida, approving the Site Plan application and Variance applications submitted by TLH Sabra 2, LLC and TLH-70 NSID, LLC, pertaining to the Parkland Royale Phase II residential single-family community, generally located at the west end on the south side of Loxahatchee Road and west of Bishop Pit Road, consisting of approximately 76.85 gross acres; providing for conflicts, severability, and an effective date. Case Numbers SP20-002 and V20-001.

9. **Comments from the Planning & Zoning Director**

10. **Comments from the Board**

Adjournment

PLEASE BE ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTERS CONSIDERED AT SUCH HEARING OR MEETING HE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE HE WILL NEED TO ENSURE THAT A VERBATIM RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. (FLORIDA STATUTE 286.0105)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITY ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS

PLANNING AND ZONING BOARD AGENDA

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PROCEEDING SHOULD CONTACT THE CITY CLERK NO LATER THAN 48 HOURS PRIOR TO THE MEETING AT (954) 757-4132 FOR ASSISTANCE.