

County Administrator

Verdenia Baker



2300 N. Jog Road
West Palm Beach, FL 33411
Phone: 561-233-5200
Fax: 561-233-5165

THURSDAY
SEPTEMBER 1, 2022
Minutes

CALL TO ORDER

A. Roll Call 9:00 AM

Table listing commissioners and their attendance status: Commissioner Marcelle Griffith-Burke, Chair (Absent); Commissioner John Kern, Vice Chair (Present); Commissioner Cheri Pavlik (Present); Commissioner Michael Kelley (Present); Commissioner Sam Caliendo (Present); Commissioner Sheri Scarborough (Present); Commissioner Alex Brumfield (Present); Commissioner Mark Beatty (Present); Commissioner Jess Sowards (Absent).

- B. Opening Prayer and Pledge of Allegiance
C. Remarks of the Chair
D. Notice
E. Proof of Publication

Motion to receive and file approved by a vote of 7-0-0

Table with 9 columns (Sowards, Caliendo, Scarborough, Burke, Kern, Beatty, Brumfield, Kelley, Pavlik) and 3 rows showing voting results for the motion to receive and file.

- F. Swearing In
G. Adoption of the Minutes

Motion to approve the Minutes by a vote of 7-0-0

Table with 9 columns (Sowards, Caliendo, Scarborough, Burke, Kern, Beatty, Brumfield, Kelley, Pavlik) and 3 rows showing voting results for the motion to approve the minutes.

H. Amendments to the Agenda

Wendy Hernandez, Deputy Director, read into the record for item #2 to be postponed. The County Attorney Scott Stone asked if the motion include item #1 which is related to item #2 it was asked if the request included item #1 as well. Lisa said it did not but the applicant (Jeff Brophy) Clarified it included both items 1 and 2. The motion was amended to postpone items 1 and 2. Commissioner Beatty made the motion which was seconded by Commissioner Scarborough and the motion passed 7-0-0.

For Item #4 Calvary Chapel there are amended conditions, All Petitions Condition and Environmental condition.

I. Motion to adopt the Agenda

Motion to adopt the Agenda as amended with a vote of 7-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Moved							Second
Absent	Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

J. Disclosures

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
Absent	N/A	N/A	Absent	N/A	N/A	N/A	N/A	N/A

K. Conflicts/Recusals
No Conflicts/Recusals

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDAREGULAR AGENDA

COMMENTS

ADJOURNMENT

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

- PDD/DOA-2021-01373** Title: an Official Zoning Map Amendment application of JDR Development, LLC - Jason Sher, Paradise Properties Of Delray LLC, Atlantic USA Development LLC, Pebb Atlantic II LLC & by WGINC, Agent. Request: to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 10.20 acres. Title: a Development Order Amendment application of JDR Development, LLC - Jason Sher, Paradise Properties Of Delray LLC, Atlantic USA Development LLC, Pebb Atlantic II LLC & by WGINC, Agent. Request: to modify the Master Plan to delete land area (9.89 acres) and to add land area (10.20 acres) for a final DO total of 743.33 acres
General Location: East side of State Road 7, approximately 700 feet south of W Atlantic Avenue (Sussman AGR-PUD) (Control 2000-00032)

Project Manager: Imene Haddad
Size: 743.33 acres +
(affected area 10.20 acres +_)

BCC District: 5

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

MOTION: To Postpone to October 6, 2022

Motion carried by a vote of 7-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
		Second			Moved			
Absent	Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

Board Decision: Postponed to October 6, 2022 by a vote of 7-0-0.

2. PDD/CA/W-2021-01361 Title: an Official Zoning Map Amendment application of Pebb Atlantic II LLC& SOCRO LLC,JDR Development, LLC-Jason Sherby WGINC, Agent.

Request: to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 9.89 acres

Title: a Class A Conditional Use application of Pebb Atlantic II LLC & SOCRO LLC, JDR Development, LLC-Jason Sherby WGINC, Agent. **Request:** to allow a Multi-Access and Limited Access Self-Service Storage Facility on 9.89 acres

Title: a Class A Conditional Use application of Pebb Atlantic II LLC& SOCRO LLC, JDR Development, LLC - Jason Sher by WGINC, Agent. **Request:** to allow a Car Wash on 9.89acres

Title: a Type 2 Waiver application of Pebb Atlantic II LLC & SOCRO LLC, JDR Development, LLC-Jason Sher by WGINC, Agent. **Request:** to allow an alternative Type 3 Incompatibility Buffer on 9.89 acres

General Location: South side of Atlantic Avenue, approximately 783 feet east of Lyons Road (Atlantic AGR Commercial and Self Storage) (Control 2021-00083)

Project Manager: Timothy Haynes

Size: 9.89 acres±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibits C-1 and C-4

MOTION: To Postpone to October 6, 2022

Motion carried by a vote of 7-0-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
		Second			Moved			
Absent	Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes

Board Decision: Postponed to October 6, 2022 by a vote of 7-0-0.

B. REMANDS

C. WITHDRAWALS

END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT.

No Request to pull items from Consent

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS - NEW

3. ZV/PDD-2022-00120 Title: a Type 2 Variance application of William Kennedy, 6690 S Military Trail LLC, MG3 Alf Military LLC, Ray Marcinkoski, Pulte Home Company, LLC - Aimee Carlson, George Homrich by Insite Studio, Agent. Request: to eliminate the Compatibility and Type 1 Incompatibility Buffers (north, east and west property lines of preserve area) on 27.21 acres

Title: an Official Zoning Map Amendment application of William Kennedy, 6690 S Military Trail LLC, MG3 Alf Military LLC, Ray Marcinkoski, Pulte Home Company, LLC - Aimee Carlson, George Homrich by Insite Studio, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District on 27.21 acres

General Location: East side of S. Military Trail approximately 0.3 miles north of Hypoluxo Road. (Winchester Assemblage PUD)(Control 2021-00123)

Project Manager: Jerome Ottey

Size: 27.21 acres±

BCC District: 2

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

MOTION: To adopt a Resolution to approve a Type 2 Variance to eliminate the Compatibility and Type 1 Incompatibility Buffers (north, east and west property lines of preserve area) subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried by a vote of 6-1-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Second	Moved						
Absent	Yes	Yes	Absent	Yes	Yes	Yes	No	Yes

Board Decision: Approved a Type 2 Variance as amended by a vote of 6-1-0.

MOTION: To recommend approval of an Official Zoning Map Amendment from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried by a vote of 6-1-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Second	Moved						
Absent	Yes	Yes	Absent	Yes	Yes	Yes	No	Yes

Board Decision: Recommend approval of an Official Zoning Map Amendment amended by a vote of 6-1-0.

4. DOA/CA-2021-01947 Title: a Development Order Amendment application of First Romanian Baptist Church of WPB, Inc., Calvary Chapel of the Palm Beaches, Inc. by Cotleur & Hearing Inc., Agent. Request: to modify or delete Conditions of Approval; to reconfigure the Site Plan; and, to add square footage on the 4.9 acre DO

Title: a Class A Conditional Use application of First Romanian Baptist Church of WPB, Inc.,

Calvary Chapel of the Palm Beaches, Inc. by Cotleur & Hearing Inc., Agent.

Request: to allow a General Day Care on 4.96 acres

General Location: South side of Melaleuca Lane approximately 1,700 feet west of Haverhill Road (Calvary Chapel Church of the Palm Beaches) (Control 2000-00018)

Project Manager: Donna Adelsperger

Size: 4.96 acres±

BCC District: 3

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 of a Development Order Amendment to modify or delete Conditions of Approval; to reconfigure the Site Plan; and, to add square footage, subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried by a vote of 6-1-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Second	Moved						
Absent	Yes	Yes	Absent	Yes	Yes	Yes	No	Yes

Board Decision: Recommended Approval of a Development Order Amendment by a vote of 6-1-0.

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

Motion carried by a vote of 6-1-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Second	Moved						
Absent	Yes	Yes	Absent	Yes	Yes	Yes	No	Yes

Board Decision: Recommended Approval of a Class A Conditional Use, as amended, by a vote of 6-1-0.

5. **Z/CA-2021-00466** Title: an Official Zoning Map Amendment application of Americo Development Group LLC by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Residential Estate (RE) Zoning District to the Commercial Low Office(CLO) Zoning District on 1.08 acres

Title: a Class A Conditional Use application of Americo Development Group LLC by Cotleur & Hearing Inc., Agent. Request: to allow a Medical or Dental Office on 1.08 acres

General Location: South side of Northlake Boulevard, approximately 0.04 miles west of North Elizabeth Avenue (Americo Center)(Control 2009-02399)

Project Manager: Brenya Martinez

Size: 1.08 acres+

BCC District: 1

Staff Recommendation: Staff recommends approval of the requests, subject to the conditions of approval as indicated in Exhibits C-1 and C-2.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Estate (RE) Zoning District to the Commercial Low Office (CLO) Zoning District with a Conditional Overlay Zone (COZ), subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried by a vote of 6-1-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Second	Moved						
Absent	Yes	Yes	Absent	Yes	Yes	Yes	No	Yes

Board Decision: Recommended Approval of an Official Zoning Map Amendment by a vote 6-1-0.

MOTION: To recommend approval of a Class A Conditional Use to allow a Medical or Dental Office subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried by a vote of 6-1-0

Sowards	Caliendo	Scarborough	Burke	Kern	Beatty	Brumfield	Kelley	Pavlik
	Second	Moved						
Absent	Yes	Yes	Absent	Yes	Yes	Yes	No	Yes

Board Decision: Recommended Approval of a Class A Conditional Use by a vote of 6-1-0

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS – NEW

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

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