

**PRELIMINARY MINUTES
ZONING COMMISSION
ZONING MEETING**

FRIDAY, JANUARY 6, 2016
Room, VC-1W-47
2300 N. Jog Road, West Palm Beach FL 33411

CALL TO ORDER

A. Roll Call 9:00 A.M.

Commissioner Mark Beatty	Absent
Commissioner Sheri Scarborough, Chair	Present
Commissioner Amir Kanel	Present
Commissioner Joseph Snider	Absent
Commissioner William Anderson	Present
Commissioner Sam Caliendo, Vice Chair	Present
Commissioner Carmine Priore	Present
Commissioner Alex Brumfield III	Present
Commissioner Robert Currie	Absent

B. Opening Prayer and Pledge of Allegiance

C. Remarks of the Chair

D. Proof of Publication – Motion to receive and file carried – 6-0

E. Adoption of the Minutes – Motion carried – 6-0

F. Swearing In

G. Disclosures – Listed by Agenda Number

Kanel	Snider	Anderson	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
2	Absent	2	2	none	none	2	Absent	Absent

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

SD-159 LOXAHATCHEE RIVER RD. – SUBDIVISION VARIANCE

This item will be considered at the February 2, 2017 Zoning Commission due to the application request not being legally advertised.

MOTION: To postpone to February 2, 2017.

Motion carried 6-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Absent	Absent
		Moved				Seconded		

DECISION: Postponed to February 2, 2017

- ZV/ABN/DOA/R-2015-01924** Title: a Type II Variance application of Calvary Chapel of Jupiter Inc by Cotleur & Hearing Inc., Agent. Request: to reduce the width of a Type 3 Incompatibility buffer and eliminate the wall. Title: a Development Order Abandonment application of Calvary Chapel of Jupiter Inc by Cotleur & Hearing Inc., Agent. Request: to abandon a Water and Wastewater Treatment Facility. Title: a Development Order Amendment application of Calvary Chapel of Jupiter Inc by Cotleur & Hearing Inc., Agent. Request: to reconfigure the Site Plan; relocate and add square footage; and, modify and delete Conditions of Approval (All Petition, Architectural Review, Engineering, Landscape, Parking, Signs, Site Design, Use Limitations, and Health).
General Location: Southwest corner of Jupiter Farms Road and Indiantown Road. **(Calvary Chapel Church of Jupiter)** (Control 1992-00017)

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1; and 115 Conditions of Approval as indicated in Exhibit C-2.

People who spoke on this application: No one spoke on the postponement

MOTION: To postpone to February 2, 2017.

Motion carried 6-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Absent	Absent
		Moved	Seconded					

DECISION: Postponed to February 2, 2017

MOTION: To postpone to February 2, 2017.

Motion carried 6-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Absent	Absent
		Moved	Seconded					

DECISION: Postponed to February 2, 2017

MOTION: To postpone to February 2, 2017.

Motion carried 6-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Absent	Absent
		Moved	Seconded					

DECISION: Postponed to February 2, 2017

B. REMANDS

C. WITHDRAWALS

END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS – NEW

1. **ZV/ABN/DOA/CA-2016-00423** Title: a Type II Variance application of Young Israel of Boca Raton Inc by Wantman Group Inc., Agent. Request: to allow a reduction in the number of parking spaces.

Title: a Development Order Abandonment application of Young Israel of Boca Raton Inc by Wantman Group Inc., Agent. Request: to abandon a Place of Worship and a General Day Care.

Title: a Class A Conditional Use application of Young Israel of Boca Raton Inc by Wantman Group Inc., Agent. Request: to allow a Place of Worship; an Elementary or Secondary School (Private School); and, a College or University.

General Location: Approximately 1,015 feet west of Powerline Road, on the south side of Palmetto Circle North. **(Young Israel of Boca Raton)** (Control 1993-00009)

Pages 1 - 46

Conditions of Approval Pages (8 - 17)

Project Manager: Adam Mendenhall

Size: 3.50 acres ±

BCC District: 4

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1; 15 Conditions of Approval as indicated in C-2, 16 Conditions of Approval as indicated in C-3; and 16 Conditions of Approval as indicated in C-4.

People who spoke on this application

Doug Murray, Agent – in agreement with the Conditions of Approval.

MOTION: To adopt a resolution approving a Type II Variance to allow a reduction in the number of parking spaces subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 6-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Absent	Absent
		Seconded				Moved		

Decision: Approved with a vote of 6-0-0

MOTION: To adopt a resolution for a Development Order Abandonment to abandon a Place of Worship and a General Day Care.

Motion carried

Kanel	Snider	Anderson	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Absent	Absent
		Seconded				Moved		

Decision: Recommend approval with a vote of 6-0-0

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

Motion carried 6-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Absent	Absent
		Seconded				Moved		

Decision: Recommend approval with a vote of 6-0-0

MOTION: To recommend approval of a Class A Conditional Use to allow an Elementary or Secondary School (Private School) subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 6-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Absent	Absent
		Seconded				Moved		

Decision: Recommend approval with a vote of 6-0-0

MOTION: To recommend approval of a Class A Conditional Use to allow an College or University subject to the Conditions of Approval as indicated in Exhibit C-4.

Motion carried 6-0

Kanel	Snider	Anderson	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Absent	Absent
		Seconded				Moved		

Decision: Recommend approval with a vote of 6-0-0

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCES

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. COMMISSIONER COMMENTS

ADJOURNMENT – 9:12am