



**PRELIMINARY MINUTES
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

THURSDAY FEBRUARY 2, 2017

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N. Jog Road, West Palm Beach**

CALL TO ORDER

A. Roll Call 9:00 A.M

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

B. Opening Prayer and Pledge of Allegiance

C. Remarks of the Chair

D. Notice

E. Proof of Publication – Motion to receive and file carried: 7-0

F. Adoption of the Minutes – Motion carried: 7-0

G. Swearing In

H. Disclosures

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
6	None	None	6	6	None	Absent	6	Absent

**AGENDA
PALM BEACH COUNTY ZONING COMMISSION**

FEBRUARY 2, 2017

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. **ZV/PDD/W-2015-01457** Title: a Type II Variance application of Palm Beach West Associates I LLLP by Urban Design Kilday Studios, Agent. Request: to eliminate a Type II Incompatibility Buffer.

Title: an Official Zoning Map Amendment to a Planned Development District application of Palm Beach West Associates I LLLP by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Agricultural Production (AP) and Agriculture Residential (AR) Zoning Districts to the Western Communities Residential Planned Unit Development (WCR PUD) Zoning District.

Title: a Type II Waiver application of Palm Beach West Associates I LLLP by Urban Design Kilday Studios, Agent. Request: to allow 50% of the local streets within the overall PUD to terminate in a cul-de-sac.

General Location: South of Hamlin Boulevard on the west side of 180th Avenue North and west of 180th Avenue North on the south side of 60th Street North.

(Indian Trails Grove) (Control 2002-90045)

Pages 1 - 1

Project Manager: Roger Ramdeen

Size: 4,871.57 acres ±

BCC District: 1,6

Staff Recommendation: Staff recommends a postponement to Thursday, April 6, 2017.

People who spoke on this application

MOTION: To postpone to Thursday, April 6, 2017.

Motion carried 7-0

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

DECISION: To postpone to Thursday, April 6, 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**

2. **Z-2016-01807** Title: an Official Zoning Map Amendment application of Vanaja Sureddi, Venkates Sureddi by Land Research Management Inc., Agent. Request: to allow a rezoning from the Residential Transitional (RT) Zoning District to the Residential Single-Family (RS) Zoning District.
General Location: East side of Palmwood Road, approximately 0.7 mile north of Donald Ross Road. **(Sureddi Rezoning)** (Control 2004-00013)

Pages 2 - 13

Conditions of Approval Pages (5 - 5)

Project Manager: Carrie Rechenmacher

Size: 0.47 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 1 Condition of Approval as indicated in Exhibit C.

People who spoke on this application

Kevin McGinley, Agent – In agreement with conditions of approval.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Transitional (RT) Zoning District to the Residential Single-Family (RS) Zoning District subject to Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0

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

Decision: Recommend approval by a vote of 7-0

3. **Z-2016-01639** Title: an Official Zoning Map Amendment application of Broward Rentals Inc by JMorton Planning & Landscape Architecture, Agent. Request: to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Light Industrial (IL) Zoning District. General Location: Approximately 1,170 feet east of State Road 7 on the south side of Atlantic Avenue. **(Broward Rentals Rezoning)** (Control 2016-00130)

Pages 14 - 26

Conditions of Approval Pages (18 - 18)

Project Manager: Meredith Leigh

Size: 10.53 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval subject to a Conditional Overlay Zone (COZ) and 4 Conditions of Approval indicated in Exhibit C.

People who spoke on this application

Jennifer Morton, Agent – In agreement with conditions of approval.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Light Industrial (IL) Zoning District with a Conditional Overlay Zone (COZ) subject to the Conditions of Approval as indicated in Exhibit C,

Motion carried 7-0

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

Decision: Recommend approval by a vote of 7-0

4. **CA-2016-01821** Title: a Class A Conditional Use application of Amsdell Storage Ventures XXX LLC by Gentile Glas Holloway O'Mahoney & Assoc Inc., GPD Group, Agent. Request: to allow Self-Service Storage. General Location: Approximately 0.25 miles south of Forest Hill Boulevard on the west side of Military Trail. **(Compass Self Storage - Military Trail)** (Control 1998-00091)

Pages 27 - 52

Conditions of Approval Pages (33 - 36)

Project Manager: Donna Adelsperger

Size: 6.64 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 19 Conditions of Approval as indicated in Exhibit C.

People who spoke on this application:

George Gentile, Agent – In agreement with conditions of approval.

Richard Moneck spoke in opposition to the application due to the noise.

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

Motion carried 7-0

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

Decision: To recommend approval by a vote of 7-0

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCE

- 5. **SD-159 Title:** a Subdivision Variance application of Eric Meng and Kimberly Meng by Gentile Glas Holloway O'Mahoney & Assoc Inc.

Request: To allow a variance from the requirement that access shall be by a local street. (Article 11.E.9.B.2).

General Location: east side of Loxahatchee River Road, north of Pennock Point Road, in the RS Zoning District. (PCN: 00-42-40-35-00-004-0011, 1840 Loxahatchee River Road) (Pinello Parcel) (Control 2004-90032)

Pages 53 - 68

Conditions of Approval Pages (59 - 59)

Project Manager: Joanne M. Keller

Size: 1.16 acres +/-

BCC District: 1

Staff Recommendation: Staff recommends approval of the request subject to 5 Conditions of Approval as indicated in Exhibit C.

People who spoke on this application

George Gentile, Agent – In agreement with conditions of approval.

MOTION: To adopt a resolution approving a Subdivision Variance to allow a variance from the requirement that access shall be by a local street. (Article 11.E.9.B.2) subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0

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

Decision: Adopted by a vote of 7-0

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

6. **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)

Pages 69 - 179

Conditions of Approval Pages (85 - 110)

Project Manager: Carlos Torres

Size: 37.93 acres ±

BCC District: 1

(affected area 6.82 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 9 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

Wendy Hernandez, Zoning Manager – Gave a brief presentation.

Donald Hearing, Agent – Gave a brief presentation

Matthew Gitkin, President of Jupiter Farms Resident submitted a petitions of 168 signature opposing the application because the proposed development does not adhere to The Jupiter Farms Neighborhood Plan.

There were 55 comment cards from the public in support of the application.

MOTION: To adopt a resolution approving a Type II Variance to reduce the width of a Type 3 Incompatibility buffer and eliminate the wall, subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0

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

MOTION: To recommend approval of the Development Order Abandonment to abandon a Water and Wastewater Treatment Facility.

Motion carried 7-0

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

MOTION: To recommend approval of a Development Order Amendment 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) subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 7-0

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

Decision: Recommend approval by a vote of 7-0

- 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 11:20 AM