



**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

THURSDAY MAY 4, 2017

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N Jog Rd, West Palm Beach, 33411**

CALL TO ORDER

A. Roll Call

Commissioner Sheri Scarborough, Chair	Present
Commissioner Sam Caliendo, Vice Chair	Present
Commissioner Mark Beatty	Present
Commissioner Amir Kanel	Present
Commissioner Joseph Snider	Present
Commissioner Barbara Katz	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. Notice

**E. Proof of Publication – Motion to receive and file 8-0
Moved by Comm. Caliendo, seconded by Comm. Brumfield.**

**F. Adoption of the Minutes – Motion carried 8-0
Moved by Comm. Caliendo, seconded by Comm. Brumfield.**

G. Swearing In

H. Disclosures

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
None	Abstain: 4	None	4	3, 4, 5	4, 5	None	4, 5 Abstain: 2, 3	Absent

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/



Disclaimer: Agenda subject to changes at or prior to the public hearing.

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

1. **ABN/DOA-2016-01638** Title: a Development Order Abandonment application of Lantana Charter LLC by iPlan and Design LLC, Agent. Request: to abandon a Place of Worship.
Title: a Development Order Amendment application of Lantana Charter LLC by iPlan and Design LLC, Agent. Request: to reconfigure the Master Plan and Site Plan; modify square footage (Charter School); amend Conditions of Approval (Engineering and Use Limitations); and, to modify uses.

General Location: Approximately 0.45 miles east of the Lyons Road and on the south side of Lantana Road. **(Palm Beach School for Autism)** (Control 1981-00233)

Pages 1 - 1

Project Manager: Carrie Rechenmacher

Size: 5.10 acres ±

BCC District: 3

Staff Recommendation: Staff recommends a postponement to Thursday, June 1, 2017.

People who spoke on this application

None

MOTION: To postpone to Thursday, June 1, 2017.

Motion carried 8-0

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

Decision: Postponed to June 1, 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.**
- D ZONING APPLICATIONS - NEW**
- E. CORRECTIVE RESOLUTIONS**
- F. SUBDIVISION VARIANCE**

2. Title: [SD-160](#) Title: Resolution approving a Subdivision Variance application of Betsalel and Marci Sussman Lazar, by WGI, Agent.

To allow a variance from the design and construction standards to allow access to the proposed 6-lot subdivision via Aladdin Avenue, a 20-foot residential right-of-way, without dedication of additional right-of-way. (Article 11.E.2.A.18).

General Location: east side of Lawrence Road, north of Old Boynton Road and south of Gateway Boulevard, in the AR Zoning District. (Aladdin Residential) (2003-30038)

Pages 2 - 17
 Conditions of Approval (8 - 8)
 Project Manager: Joanne Keller
 Size: 1.32 +/- acres

BCC District: 03

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

People who spoke on this application

Christen Hutton, Agent – in agreement with the Conditions of Approval

MOTION: To adopt a resolution approving a Subdivision Variance to allow a variance from the design and construction standards to allow access to the proposed 6-lot subdivision via Aladdin Avenue, a 20-foot residential right-of-way, without dedication of additional right-of-way. (Article 11.E.2.A.18) 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	Yes	Abstain	Absent
			Seconded			Moved		

Decision: Approved (with conditions).

END OF CONSENT AGENDA

REGULAR AGENDA

- A. ITEMS PULLED FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**

3. [ZV/PDD/R-2016-00845](#) Title: a Requested Use application of W95 Glades, Glades W95 LLC, Daniel Johns by Wantman Group Inc., Agent. Request: to allow Workforce Housing Density Bonus in excess of 30 percent.

General Location: Southwest corner of Glades Road and 95th Ave, approximately 1,500 feet east of State Road 7. **(Johns Glades West MXPDP)** (Control 2004-00459)

Pages 18 - 73

Conditions of Approval Pages (26 - 36) Project Manager: Yoan Machado

Size: 37.99 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 4 Conditions of Approval as indicated in Exhibit C-6.

People who spoke on this application

None

MOTION: To recommend approval of a Requested Use to allow Workforce Housing Density Bonus in excess of 30 percent subject to the Conditions of Approval as indicated in Exhibit C-6.

Motion carried 7-0-1

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

Decision: Recommended Approval of a Requested Use.

4. [SV/DOA/R-2015-01464](#) Title: a Subdivision Variance application of Mazzoni William Trs &, M&M Realty Partner's @ Hagen Ranch LLC - Jack Morris by Urban Design Kilday Studios, Agent. Request: to allow access to a major street.

Title: a Development Order Amendment application of Mazzoni William Trs &, M&M Realty Partner's @ Hagen Ranch LLC - Jack Morris by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan; delete square footage; add an access point; add uses; allow an Alternative MUPD Landscape Buffer; and modify and delete Conditions of Approval (Architectural Review, Landscaping, Engineering, Signs, Use Limitation).

Title: a Requested Use application of Mazzoni William Trs &, M&M Realty Partner's @ Hagen Ranch LLC - Jack Morris by Urban Design Kilday Studios, Agent. Request: to allow a Type I Restaurant with Drive-through.

General Location: Northeast corner of Boynton Beach Boulevard and Hagen Ranch Road. **(Hagen Commercial MUPD)** (Control 2008-00421)

Pages 74 - 141

Conditions of Approval Pages (83 - 93)

Project Manager: Roger Ramdeen

Size: 7.92 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1; 29 Conditions of Approval as indicated in Exhibit C-2; and, 6 Conditions of Approval as indicated in Exhibit C-3.

People who spoke on this application

Roger Ramdeen, Senior Site Planner – gave a brief presentation
 Kent Tuma, Agent – gave a brief presentation, also agree to modify Traffic and Landscape conditions and to modify the west side of the peanut.
 Martin Perry, Attorney – spoke representing the property owner

From the public and spoke in opposition: Bette Wilson, Susan Kaplan, David Fuy, Paula Balgley, Sheldon Bander, Rachel Fortier, Irma Beilinson, Lillian Fingerhut, Roni Kravet, Hekene Braverman, Arthur Fink, Fran Ross and Ronald Kinberg; had concerns of traffic, accidents, safety, tree buffers and they proposed a traffic light.

From the public and spoke in support: Steve Oseroff, Gloria Fine and Alan Kaplan.

The Zoning Commissioners discussed the issue of the traffic along Hagen Ranch Road and Boynton Beach Boulevard and requested that Engineering Conditions of Approval be amended to address the issue of a peanut design, the timing of any traffic lights that would be added on Hagen Ranch Road and that surety be added.

MOTION: To adopt a resolution approving a Subdivision Variance to allow access to a major street subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0-1

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

Decision: Approved Subdivision Variance.

MOTION: To recommend approval for the Development Order Amendment to reconfigure the Site Plan; delete square footage; add an access point; add uses; allow an Alternative MUPD Landscape Buffer; and modify and delete Conditions of Approval (Architectural Review, Landscaping, Engineering, Signs, Use Limitation) subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 7-0-1

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

Decision: Recommended Approval of a Development Order Amendment.

MOTION: To recommend approval for a Requested Use to allow a Type I Restaurant with Drive-through subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 7-0-1

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

Decision: Recommended Approval of a Requested Use.

5. **ZV-2017-00363** Title: a Type II Variance application of Highland Dunes Associates Property LLC, Highland Dunes Associates Property Llc by Urban Design Kilday Studios, Agent. Request: to allow an increase in building coverage for single story Single -family dwelling units. General Location: Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard. (**Arden PUD**) (Control 2005-00394)

Pages 142 - 166

Conditions of Approval Pages (147 - 147) Project

Manager: Diego Penalosa

Size: 1,209.96 acres ±

BCC District: 6

Staff Recommendation: Staff recommends denial of the request.

People who spoke on this application

Diego Penalosa, Site Planner I – gave a brief presentation.

Collene Walter, Agent – gave a brief presentation.

Several concerns were raised by the commissioners and addressed by Staff and Applicant, in regards on how Building Coverage is calculated, how Building Coverage affects the Open Space criteria for the entire PUD, and how Building Coverage is correlated with the proper drainage for each lot.

MOTION: To adopt a resolution denying a Type II Variance to allow an increase in building coverage for single story Single-family dwelling units.

Motion carried 5-3-0

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
No	No	Yes	Yes	No	Yes	Yes	Yes	Absent
			Seconded		Moved			

Decision: Approved a Type II Variance (with conditions).

COMMENTS

A. COUNTY ATTORNEY

B. ZONING DIRECTOR

6. Title: [Workshop](#)

Pages 167 - 171

C. PLANNING DIRECTOR

D. EXECUTIVE DIRECTOR

E. COMMISSIONERS

ADJOURNMENT – 11:34 am

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