



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

THURSDAY OCTOBER 5, 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	Absent
Commissioner Robert Currie	Present

- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication
- F. Adoption of the Minutes
- G. Swearing In
- H. Disclosures

Kanel	Snider	Katz	Caliendo	Scarborough	Priore	Brumfield	Beatty	Currie
2	None	3	None	2 & 8	None	Absent	2, 3, 4 & 5	None

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.



AGENDA
PALM BEACH COUNTY ZONING COMMISSION

OCTOBER 5, 2017

CALL TO ORDER

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, and Pledge of Allegiance
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N Jog Rd, West Palm Beach, 33411, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on accepting, rejecting, or modifying the recommendations of staff regarding other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing in the 6th Floor, Jane Thompson Memorial Chambers, 301 N Olive Ave, West Palm Beach, 33401, at 9:30 A.M. on Thursday, October 26, 2017 to take final action on the applications listed below regarding Official Zoning Map Amendments (rezoning), Class A Conditional Uses, Requested Uses, Planned Developments, Development Order Amendments, Waiver Requests and Administrative Inquiries.

- D. Notice:

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Chair, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- E. Proof of Publication - Motion to receive and file.
- F. Adoption of the Minutes
- G. Swearing In - County Attorney
- H. Disclosures

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

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. [RUOT-2017-01576](#) Title: application of Neighborhood Renaissance, Inc. Request: Release of Unity of Title for PCN: 00-43-44-08-00-000-7100; and of Unity of Title for PCN's: 00-43-44-08-01-000-0011, 0012, 0061 and 0091. General Location: Approximately 450 feet north of Forest Hill Boulevard on the west side of Florida Mango Road. (1561 S. Florida Mango Rd.) **(Neighborhood Renaissance Inc)** (Control 2008-00102)

Pages 1 - 4

Project Manager: Janine Rodriguez

Size: 8.35 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request.

MOTION: To approve the Release of Unity of Title for PCNs: 00-43-44-08-00-000-7100; and of Unity of Title for PCN's: 00-43-44-08-01-000-0011, 0012, 0061 and 0091.

Motion Carried 8-0-0

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

3. [DOA-2017-01020](#) Title: a Development Order Amendment application of Kings Academy Inc, Palm Beach County by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan; and delete land area. General Location: Approximately 0.5 mile north of the intersection of Sansbury's Way and Belvedere Road. **(Palm Beach County Park Site at Sansbury's Way)** (Control 2002-00018)

Pages 49 - 68

Conditions of Approval Pages (54 - 60)

Project Manager: Lorraine Fuster

Size: 146.87 acres ±

BCC District: 2

(affected area 4.98 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 46 Conditions of Approval as indicated in Exhibit C.

People who spoke on this application

Collene Walters, Agent – In agreement with conditions of approval.

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Master Plan; and delete land area subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0-1

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

Decision: Approved as advertised by a vote of 7-0-1

4. [SV/Z/DOA-2017-00576](#) Title: a Subdivision Variance application of Kings Academy Inc by Urban Design Kilday Studios, Agent. Request: to allow a reduction in the width for legal access.

Title: an Official Zoning Map Amendment application of Kings Academy Inc by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Public Ownership (PO) Zoning District to the Single Family Residential (RS) Zoning District.

Title: a Development Order Amendment application of Kings Academy Inc by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan; and add land area, square footage; and an access point.

General Location: Approximately 0.5 mile north of the intersection of Sansbury's Way and Belvedere Road. **(The King's Academy and PBC Park Site at Sansbury's Way)** (Control 2002-00018)

Pages 69 - 119

Conditions of Approval Pages (79 - 91)

Project Manager: Lorraine Fuster

Size: 205.95 acres ±

BCC District: 2

(affected area 63.76 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 2 Conditions of Approval as indicated in Exhibit C-1; 1 Condition of Approval as indicated in Exhibit C-2; and, 71 Conditions of Approval as indicated in Exhibit C-3.

People who spoke on this application

Collene Walters, Agent – In agreement with conditions of approval.

MOTION: To adopt a resolution approving a Subdivision Variance to allow a reduction in the width for legal access 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	Yes	Yes	Yes	Yes	Yes	Absent	Abstain	Yes
		Seconded			Moved			

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Public Ownership (PO) Zoning District to the Single Family Residential (RS) Zoning District 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	Yes	Yes	Yes	Yes	Yes	Absent	Abstain	Yes
		Seconded			Moved			

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Master Plan; and add land area, square footage; and an access point 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	Yes	Yes	Yes	Yes	Yes	Absent	Abstain	Yes
		Seconded			Moved			

Decision: Approved as advertised by a vote of 7-0-1

- Z/CA-2016-01831** Title: an Official Zoning Map Amendment application of Betsalel Lazar by WGINC, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.
Title: a Class A Conditional Use application of Betsalel Lazar by WGINC, Agent. Request: to allow Zero Lot Line units.
General Location: Approximately 610 feet east of Lawrence Road on the north side of Aladdin Avenue. **(Aladdin Residential)** (Control 2003-30038)

Pages 120 - 146

Conditions of Approval Pages (126 - 130)

Project Manager: Meredith Leigh

Size: 1.33 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1; and, 20 Conditions of Approval as indicated in Exhibit C-2.

People who spoke on this application

Christen Hutton, Agent – In agreement with conditions of approval.

MOTION: To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District 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	Yes	Yes	Yes	Yes	Yes	Absent	Abstain	Yes
		Seconded			Moved			

MOTION: To recommend approval of a Class A Conditional Use to allow Zero Lot Line units 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	Yes	Yes	Yes	Yes	Yes	Absent	Abstain	Yes
		Seconded			Moved			

Decision: Approved as advertised by a vote of 7-0-1

E. CORRECTIVE RESOLUTIONS

F. SUBDIVISION VARIANCE

END OF CONSENT AGENDA

REGULAR AGENDA

A. ITEMS PULLED FROM CONSENT

2. [DOA/R-2016-02204](#) Title: a Development Order Amendment application of Vista Center Parcel 6 LLC, Northern Palm Beach County by Wantman Group Inc., Agent. Request: to modify the Master Plan; add a use; and, to reduce units.
Title: a Requested Use application of Vista Center Parcel 6 LLC, Northern Palm Beach County by Wantman Group Inc., Agent. Request: to allow a Type III Congregate Living Facility (CLF).
General Location: Approximately 0.63 miles east of the intersection of Okeechobee Boulevard and North Jog Road. **(Vista Center Parcel 6)** (Control 1984-00130)

Pages 5 - 48

Conditions of Approval Pages (12 - 26)

Project Manager: Yoan Machado

Size: 493.73 acres ±

BCC District: 2

(affected area 22.10 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to 59 Conditions of Approval as indicated in Exhibit C-1, and 13 Conditions of Approval as indicated in Exhibit C-2.

People who spoke on this application

Wendy Hernandez, Zoning Manager – Gave a brief presentation

Jeff Brophy, Agent – Gave a brief presentation

MOTION: To recommend approval of a Development Order Amendment to modify the Master Plan; add a use; and, to reduce units 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	Yes	Yes	Yes	Yes	Yes	Absent	Abstain	Yes
Seconded			Moved					

MOTION: To recommend approval of a Requested Use to allow a Type III Congregate Living Facility (CLF) 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	Yes	Yes	Yes	Yes	Yes	Absent	Abstain	Yes
Seconded			Moved					

Decision: Approved as advertised by a vote of 7-0-1

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS – NEW

6. [ZV-2017-00559](#) Title: a Type II Variance application of MPC III LLC by McCraney Property Co., Agent. Request: to allow 24 hours operation.

General Location: On the west side of Cleary Road approximately 1,500 feet south of Belvedere Road. **(MPC III Turnpike Business Park)** (Control 2002-00011)

Pages 147 - 172

Conditions of Approval Pages (152 - 152)

Project Manager: Diego Penalosa

Size: 33.89 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the request subject to 7 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving a Type II Variance to allow 24 hours operation subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 8-0-0

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

Decision: Approved as advertised by a vote of 8-0-0

7. [ABN/PDD/DOA-2017-00574](#) Title: a Development Order Abandonment application of Golf Southern, Southern Golf Partners LLLP, Polo Trace Homeowners Assn Inc by Urban Design Kilday Studios, Agent. Request: to abandon a Special Exception allowing a Recreational Facility and Club (Private Golf Course).

Title: an Official Zoning Map Amendment to a Planned Development District. application of Golf Southern, Southern Golf Partners LLLP, Polo Trace Homeowners Assn Inc by Urban Design Kilday Studios, Agent. Request: to allow a rezoning from the Single Family Residential (RS) and the Agricultural Residential (AR) Zoning Districts to the Planned Unit Development (PUD) Zoning District.

Title: a Development Order Amendment application of Golf Southern, Southern Golf Partners LLLP, Polo Trace Homeowners Assn Inc by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan; add land area; to re-designate Recreation (Golf Course) to Residential; add units; add Pods; modify and/or delete Conditions of Approval (Engineering, Planned Unit Development).

General Location: West side of Hagen Ranch Road and approximately 0.60 miles north of Lake Ida Road. **(Polo Trace II PUD)** (Control 1993-00057)

Pages 173 - 246

Conditions of Approval Pages (188 - 196)

Project Manager: Josue Leger

Size: 253.38 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to 1 Condition of Approval as indicated in Exhibit C-1; and, 41 Conditions of Approval as indicated in Exhibit C-2.

People who spoke on this application

Carrie Rechenmacher, Senior Site Planner – Gave a brief presentation

Kevin Ratterree, Agent – Gave a brief presentation and is in agreement with the conditions of approval except for Engineering Condition 10, which addressed canopy trees in the median landscaping. After some discussion on the Condition, the Engineering Division said they would discuss further with their staff prior to any amendment to this condition.

Robert Cuskaden, from the public is in support of the application.

MOTION: To recommend approval of a Development Order Abandonment to abandon a Special Exception allowing a Recreational Facility and Club (Private Golf Course).

Motion carried 8-0-0

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

MOTION: To recommend approval for an Official Zoning Map Amendment to allow a rezoning from the Single Family Residential (RS) and the Agricultural Residential (AR) Zoning Districts to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 8-0-0

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

MOTION: To recommend approval for the Development Order Amendment to reconfigure the Master Plan; add land area; to re-designate Recreation (Golf Course) to Residential; add units; add Pods; modify and/or delete Conditions of Approval (Engineering, Planned Unit Development) subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 8-0-0

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

Decision: Approved as amended by a vote of 8-0-0

8. [ZV/DOA/CA-2017-00572](#) Title: a Type II Variance application of American Equities Ltd No 6 by Urban Design Kilday Studios, Agent. Request: to eliminate the six-foot wall in a Type III Incompatibility buffer; allow an eight-foot chain link fence in the front setback; and, eliminate both the vehicular and non-vehicular cross-access to the PIPD.

Title: a Development Order Amendment application of American Equities Ltd No 6 by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan; redesignate Pods; add a use; and, delete Conditions of Approval (Landscape).

Title: a Class A Conditional Use application of American Equities Ltd No 6 by Urban Design Kilday Studios, Agent. Request: to allow Outdoor Entertainment.

General Location: East side of Pratt Whitney Road, approximately 1,000 feet north of Corporate Road North. **(Palm Beach Park of Commerce Surf Ranch Florida)** (Control 1981-00190)

Pages 247 - 417

Conditions of Approval Pages (262 - 297)

Project Manager: Lorraine Fuster

Size: 78.91 acres ±

BCC District: 1

Staff Recommendation: Staff recommends approval of the Type II Variance V3 and V4, to to eliminate the six-foot wall in a Type III Incompatibility buffer and allow an eight-foot chain link fence in the front setback subject to 7 Conditions of Approval as indicated in Exhibit C-2; approval of the Development Order Amendment, with exception of the request to eliminate the cross access, subject to 126 Conditions of Approval as indicated in Exhibit C-3; and, approval of the Class A Condition Use subject to 24 Conditions of Approval as indicated in Exhibit C-4.

Staff recommends denial of the Type II Variances V1 and V2 to eliminate both the vehicular and non-vehicular cross-access to the PIPD.

People who spoke on this application

Lorraine Fuster, Site Planner II – Gave a brief presentation

Joni Brinkman, Agent – Gave a brief presentation

Susan Kennedy and Matt Gitkin from the public, spoke in support of the application.

Brian Waxman summited a document from Palm Beach Park of Commerce supporting the application.

MOTION: To adopt a resolution approving a Type 2 Variance to eliminate the six-foot wall in a Type III Incompatibility buffer; allow an eight-foot chain link fence in the front setback subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 8-0-0

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

To adopt a resolution approving a Type 2 Variance to eliminate both the vehicular and non-vehicular cross-access to the PIPD.

Motion carried 8-0-0

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

MOTION: To recommend approval of a Development Order Amendment to reconfigure the Master Plan; redesignate Pods; add a use; and, delete Conditions of Approval (Landscape) subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 8-0-0

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

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

Motion carried 8-0-0

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

Decision: Approved as amended by a vote of 8-0-0

END OF REGULAR AGENDA

COMMENTS

- A. COUNTY ATTORNEY
- B. ZONING DIRECTOR
- C. PLANNING DIRECTOR
- D. EXECUTIVE DIRECTOR
- E. COMMISSIONERS

ADJOURNMENT 10:45 AM