



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

**FRIDAY JANUARY 5, 2018**

**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 Absent
  - Commissioner Mark Beatty Absent
  - Commissioner Amir Kanel Absent
  - Commissioner Joseph Snider Absent
  - Commissioner Barbara Katz Present
  - Commissioner Carmine Priore Present
  - Commissioner Alex Brumfield III Present
  - 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
Absent	Absent	None	Absent	None	None	None	Absent	None

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**COMMENTS**

**ADJOURNMENT**

Web address: [www.pbcgov.com/pzb/](http://www.pbcgov.com/pzb/)

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



**AGENDA**  
**PALM BEACH COUNTY ZONING COMMISSION**  
**JANUARY 5, 2018**

**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, January 25, 2018 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.

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

F. Adoption of the Minutes

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

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**

- ZV/ABN/Z/CA-2017-00810** Title: a Type II Variance application of KidSanctuary Campus, Inc. by Cotleur & Hearing Inc., Agent. Request: to reduce Access Way dimensions and Incompatibility Buffer width; eliminate a Right-of-Way (R-O-W) Buffer, and segments of an Incompatibility Buffer, and allow for easement overlap of a terminal landscape island and eliminate required terminal island landscape trees.  
Title: a Development Order Abandonment application of KidSanctuary Campus, Inc. by Cotleur & Hearing Inc., Agent. Request: to abandon a Class A Conditional Use to allow a Type III Congregate Living Facility.  
Title: an Official Zoning Map Amendment application of KidSanctuary Campus, Inc. by Cotleur & Hearing Inc., Agent. Request: to allow a rezoning from the Residential Estate (RE) Zoning District and the Single Family Residential (RS) Zoning District to the Institutional and Public Facilities (IPF) Zoning District.  
Title: a Class A Conditional Use application of KidSanctuary Campus, Inc. by Cotleur & Hearing Inc., Agent. Request: to allow a Type 3 Congregate Living Facility.  
General Location: Southeast corner of Pioneer Road and Safe Haven Drive. **(Kid Sanctuary)** (Control 2007-00238)

Pages 1 - 48

Conditions of Approval Pages (12 - 17)

Project Manager: Meredith Leigh

Size: 10.27 acres ±

BCC District: 2

Staff Recommendation: Staff recommends approval of the requests subject to 8 Conditions of Approval as indicated in Exhibit C-1; 1 Condition of Approval as indicated in Exhibit C-2; and, 19 Conditions of Approval as indicated in Exhibit C-3.

**People who spoke on this application:**

Don Hearing spoke to agree to the Conditions of Approval

**MOTION:** To adopt a resolution approving a Type II Variance to reduce Access Way dimensions and Incompatibility Buffer width; eliminate a Right-of-Way (R-O-W) Buffer, and segments of an Incompatibility Buffer, and allow for easement overlap of a terminal landscape island and eliminate required terminal island landscape trees subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 5-0

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

*Decision: Approved a Type II Variance (with conditions) by a vote of 5-0-0.*

**MOTION:** To recommend approval of a Development Order Abandonment to allow a Type III Congregate Living Facility.

Motion carried 5-0

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

*Decision: Recommended Approval of a Development Order Abandonment by a vote of 5-0-0.*

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Residential Estate (RE) Zoning District and the Single Family Residential (RS) Zoning District to the Institutional and Public Facilities (IPF) Zoning District subject to the Condition of Approval as indicated in Exhibit C-2.

Motion carried 5-0

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

*Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 5-0-0.*

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Type 3 Congregate Living Facility subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 5-0

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

*Decision: Recommended Approval of a Class A Conditional Use by a vote of 5-0-0.*

**D. ZONING APPLICATIONS - NEW**

- 2. **ZV-2017-01813** Title: a Type II Variance application of Morgan Property Group, LLC by Dunay Miskel and Backman LLP, Thomas Engineering Group, Agent. Request: to allow 24-hour operation within 250 feet of a Residential Future Land Use (FLU) designation or use. General Location: Southwest corner of the intersection of Lantana Road and South Military Trail. (Lantana And Military Wawa) (Control 1998-00013)

Pages 49 - 78

Conditions of Approval Pages (54 - 54)

Project Manager: Carolina Valera

Size: 7.13 acres ±

BCC District: 3

(affected area 2.13 acres ±)

Staff Recommendation: Staff recommends approval of the request subject to 8 Conditions of Approval as indicated in Exhibit C.

**MOTION:** To adopt a resolution approving a Type II Variance to allow 24-hour operation within 250 feet of a Residential Future Land Use (FLU) designation or use subject to the Conditions of Approval as indicated in Exhibit C.

MOTION to Postpone to March 1, 2018. Motion carried 5-0

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

**Decision: To Postpone to Thursday, March 1, 2018 by a vote of 5-0**

**E. CORRECTIVE RESOLUTIONS**

**F. SUBDIVISION VARIANCE**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

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

3. **SV/Z/CA-2017-01024** Title: a Subdivision Variance application of Burlington Self Storage of Lake Worth by Schmidt Nichols, Agent. Request: to allow access to a street with a higher classification.

Title: an Official Zoning Map Amendment application of Burlington Self Storage of Lake Worth by Schmidt Nichols, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Light Industrial (IL) Zoning District.

Title: a Class A Conditional Use application of Burlington Self Storage of Lake Worth by Schmidt Nichols, Agent. Request: to allow a Single Use over 100,000 square feet in the Industrial FLU.

General Location: Northwest corner of Lantana Road and De Soto Road, approximately 660 feet east of South Haverhill Road. **(Burlington Self Storage of Lake Worth)** (Control 2005-00427)

Pages 79 - 129

Conditions of Approval Pages (88 - 92)

Project Manager: Carrie Rechenmacher

Size: 4.55 acres ±

BCC District: 3

Staff Recommendation: Staff recommends approval of the Official Zoning Map Amendment with a Conditional Overlay Zone (COZ) and a Class A Condition for a use over 100,000 square feet subject to 4 Conditions of Approval as indicated in Exhibit C-2 and 11 Conditions of Approval as indicated in Exhibit C-3.

Staff recommends **denial** of the Subdivision Variance to have one access from Lantana Road.

**People who spoke on this application**

Carrie Rechenmacher, Senior Site Planner – Gave a brief presentation

Damian Brink, Agent – Gave a brief explanation of the company and the application.

Karl Sanders, Jones Foster, representing M/M Rinker own adjacent property –gave reasons that M/M Rinker are not in support of the land use nor the traffic pattern created by a storage facility. They requested a postponement as they just returned from vacation.

**MOTION:** To adopt a resolution denying a Subdivision Variance to allow access to a street with a higher classification.

Motion carried 5-0

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

*Decision: Approved a Subdivision Variance (with conditions) by a vote of 5-0-0.*

**MOTION:** To recommend approval to allow a rezoning from the Agricultural 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-2.

Motion carried 5-0

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

*Decision: Recommended Approval of an Official Zoning Map Amendment by a vote of 5-0-0.*

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Single Use over 100,000 square feet in the Industrial FLU subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 5-0

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

*Decision: Recommended Approval of a Class A Conditional Use by a vote of 5-0-0.*

**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- 9:40 a.m.**