



**THURSDAY NOVEMBER 7, 2019**  
**MINUTES**

**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 John Kern	Present
Commissioner Philip L. Barlage	Present
Commissioner Marcelle Griffith Burke	Absent
Commissioner Mark Beatty	Present
Commissioner Brumfield	Absent
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication

Motion to receive and file 6-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	Yes	Yes	Yes	Absent	Absent	Yes

F. Adoption of the Minutes

Motion to receive and file 6-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	Yes	Yes	Yes	Absent	Absent	Yes

G. Swearing In

H. Amendments to the Agenda

Motion Carried 6-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	Yes	Yes	Yes	Absent	Absent	Yes

I. Motion to Adopt the Agenda

Motion Carried 6-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	Yes	Yes	Yes	Absent	Absent	Yes

J. Disclosures

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
7,8,9	8,9	0	7,8	0	Absent	Absent	8,9

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**COMMENTS**

**ADJOURNMENT**

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

1. **ABN/CA-2018-02106** Title: a Development Order Abandonment application of Trikon Northlake, LLC by Insite Studio, Agent. Request: to abandon the Special Exception allowing a Financial Institution with five Drive-Up Teller units.  
Title: a Class A Conditional Use application of Trikon Northlake, LLC by Insite Studio, Agent. Request: to allow a Type 1 Restaurant with a drive-thru.  
General Location: On the north side of Northlake Boulevard (Blvd), approximately 630 feet west of MacArthur Blvd. (**Trikon Northlake**) (Control 1986-00070)

Pages 1 - 1

Project Manager: Carrie Rechenmacher

Size: 2.77 acres ±

BCC District: 1

Staff Recommendation: Staff recommends a postponement to Friday, December 6, 2019.

**MOTION:** To postpone to Friday, December 6, 2019.

Motion Carried 6-0-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	Yes	Yes	Yes	Absent	Absent	Yes

**Board Decision: Postponed to December 6, 2019 by a vote of 6-0-0.**

2. **Z/CA-2018-02236** Title: an Official Zoning Map Amendment application of Annie Vo Yen Pham by Schmidt Nichols, Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Commercial Low Office (CL-O) Zoning District.  
Title: a Class A Conditional Use application of Annie Vo Yen Pham by Schmidt Nichols, Agent. Request: to allow a Medical or Dental Office.  
General Location: Northeast corner of Lantana Road and Colbright Road (**Vo Professional Office**) (Control 2018-00157)

Pages 2 - 2

Project Manager: Ryan Vandenburg

Size: 3.11 acres ±

BCC District: 3

Staff Recommendation: Staff recommends a postponement to Friday, December 6, 2019.

**MOTION:** To postpone to Friday, December 6, 2019.

Motion Carried 6-0-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	Yes	Yes	Yes	Absent	Absent	Yes

**Board Decision: Postponed to December 6, 2019 by a vote of 6-0-0.**

**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**

- 3. **CA-2019-00734** Title: a Class A Conditional Use application of Jeffrey Stefaniak, Monica Stefaniak by Land Research Management Inc., Agent. Request: to allow a Limited Pet Boarding Facility accessory to a Single Family residence.

General Location: Northwest corner of Mango Boulevard and 56th Place North. **(Friends of Peanut)** (Control 2018-00103)

Pages 3 - 16

Conditions of Approval Pages (8 - 8)

Project Manager: Brenya Martinez

Size: 1.26 acres ±

BCC District: 6

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

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Limited Pet Boarding Facility accessory to a Single Family residence subject to the Conditions of Approval as indicated in Exhibit C.

Motion Carried 6-0-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	Yes	Yes	Yes	Absent	Absent	Yes

**Board Decision: Recommended Approval of a Class A Conditional Use (with conditions) as amended, by a vote of 6-0-0.**

- 4. **CA-2019-00735** Title: a Class A Conditional Use application of Dianna Jordan, John Jordan by Land Research Management Inc., Agent. Request: to allow a Limited Pet Boarding Facility accessory to a Single Family residence.

General Location: North side of 64th Place North, approximately 995 feet west of Indian Trail Drive. **(Personalized Pet Sitting)** (Control 1998-50028)

Pages 17 - 30

Conditions of Approval Pages (22 - 22)

Project Manager: Brenya Martinez

Size: 1.36 acres ±

BCC District: 6

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

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Limited Pet Boarding Facility accessory to a Single Family residence subject to the Conditions of Approval as indicated in Exhibit C.

Motion Carried 6-0-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	Yes	Yes	Yes	Absent	Absent	Yes

**Board Decision: Recommended Approval of a Class A Conditional Use (with conditions) as amended, by a vote of 6-0-0.**

5. **Z-2019-01091** Title: Official Zoning Map Amendment application of David Cusano, Katlin Kahr, Moody Invs Ltd Ptnrship, Norman Fraser by Gentile Glas Holloway O'Mahoney & Assoc Inc., Agent. Request: to allow a Rezoning from the Residential Transitional (RT) Zoning District to the Single Family Residential (RS) Zoning District.

General Location: Northeast corner of Center Street and Woodside Trail. **(Moody/Carver)**  
(Control 2010-00272)

Pages 31 - 56

Conditions of Approval Pages (35 - 35)

Project Manager: Cody Sisk

Size: 2.52 acres ±

BCC District: 1

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

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

Motion Carried 6-0-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	Yes	Yes	Yes	Absent	Absent	Yes

**Board Decision: Recommended Approval of a an Official Zoning Map Amendment (with conditions) by a vote of 6-0-0.**

6. **ZV-2019-01253** Title: a Type 2 Variance application of Duke Realty Land LLC by Schmidt Nichols, Agent. Request: to eliminate a Loading Area Screening wall.

General Location: Northwest corner of North Jog Road and Belvedere Road. **( Turnpike Crossing East PIPD)** (Control 2005-00456)

Pages 57 - 77

Conditions of Approval Pages (61 - 61)

Project Manager: Travis Goodson

Size: 66.13 acres ±

BCC District: 2

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

**MOTION:** To adopt a Resolution approving a Type 2 Variance to eliminate a Loading Area Screening Wall, subject to the Conditions of Approval as indicated in Exhibit C.

Motion Carried 6-0-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	Yes	Yes	Yes	Absent	Absent	Yes

**Board Decision: Approved a Type 2 Variance (with conditions) by a vote of 6-0-0.**

**E. CORRECTIVE RESOLUTIONS**

**F. ABANDONMENTS**

**END OF CONSENT AGENDA**

**REGULAR AGENDA**

**A. ITEMS PULLED FROM CONSENT**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**D. ZONING APPLICATIONS - NEW**

- 7. **SV/DOA-2018-02134** Title: a Subdivision Variance application of Eastpointe Country Club, Inc., Eastpoint Hmowners. Assn., Inc., Golf and Racquet Club at Eastpointe Homeowners Assn., Inc., Northern Palm Beach County Improvement District, by Urban Design Kilday Studios, Agent. Request: to exceed the maximum Average Daily Trips (ADT's) on a Local Residential Street.  
Title: a Development Order Amendment application of Eastpointe Country Club, Inc. by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan to re-designate Golf Course to Residential; add units; modify Pods; delete land area; and, to modify Conditions of Approval.

General Location: The subject site is generally bounded by Donald Ross Road to the north, North Jog Road to the west, Hood Road to the south, and Florida's Turnpike to the east .  
**(Eastpointe Country Club)** (Control 1980-00028)

Pages 78 - 140

Conditions of Approval Pages (87 - 90)

Project Manager: Ryan Vandenburg

Size: 638.88 acres ±

(affected area 58.21 acres ±)

BCC District: 1

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

**MOTION:** To adopt a resolution approving a Subdivision Variance to exceed the maximum Average Daily Trips (ADT's) on a Local Residential Street subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion Carried 6-0-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	Yes	Yes	Yes	Absent	Absent	Yes

**Board Decision: Recommended Approval of a Subdivision Variance (with conditions) as amended, by a vote of 6-0-0.**

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Master Plan to re-designate Golf Course to Residential; add units; modify Pods; delete land area; and, to modify Conditions of Approval, subject to Conditions of Approval as indicated in Exhibit C-2.

Motion Carried 6-0-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	Yes	Yes	Yes	Absent	Absent	Yes

**Board Decision: Recommended Approval of a Development Order Amendment (with conditions) by a vote of 6-0-0.**

8. **ZV/CA-2019-00294** Title: a Type 2 Variance application of Hypoluxo Plaza II LLC, Sidhdhi Desai by Schmidt Nichols, Agent. Request: to eliminate the requirement for frontage; to reduce minimum lot size and depth; and, to reduce the width of the Right of Way (R-O-W) Buffer and a Type 2 Incompatibility Buffer.  
Title: a Class A Conditional Use application of Hypoluxo Plaza II LLC, Sidhdhi Desai by Schmidt Nichols, Agent. Request: to allow a Type 1 Restaurant with a Drive-thru.  
General Location: South side of Hypoluxo Road, approximately 200 feet east of High Ridge Road. **(Ridgeline Dunkin)** (Control 1985-00122)

Pages 141 - 182

Conditions of Approval Pages (149 - 151)

Project Manager: Travis Goodson

Size: 0.47 acres ±

BCC District: 3

Staff Recommendation: Staff recommends denial of the requests. However, should the Zoning Commission approve the request, Staff recommends the approval be subject to the Conditions of Approval as indicated in Exhibits C-1 and C-2.

**MOTION:** To adopt a Resolution denying a Type 2 Variance to eliminate the requirement for frontage; to reduce minimum lot size and depth; and, to reduce the width of the Right of Way (R-O-W) Buffer and a Type 2 Incompatibility Buffer.

Motion Carried 4-2-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	No	Yes	No	Absent	Absent	Yes

**Board Decision: Recommended Approval of a Type 2 Variance (with conditions) by a vote of 4-2-0.**

**MOTION:** To recommend denial of a Class A Conditional Use to allow a Type 1 Restaurant with a Drive-thru.

Motion Carried 4-2-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	No	Yes	No	Absent	Absent	Yes

**Board Decision: Recommended Approval of a Class A Conditional Use (with conditions) by a vote of 4-2-0.**

9. **ZV/PDD/CA-2019-00327** Title: a Type 2 Variance application of Alliance Realty Partners, LLC, 6595, LLC by Dunay Miskel and Backman LLP, Agent. Request: to eliminate frontage and access on an Arterial or Collector Street; and, to reduce a side setback.  
Title: an Official Zoning Map Amendment application of Alliance Realty Partners, LLC, 6595, LLC by Dunay Miskel and Backman LLP, Agent. Request: to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Planned Unit Development (PUD) Zoning District.  
Title: a Class A Conditional Use application of Alliance Realty Partners, LLC, 6595, LLC by Dunay Miskel and Backman LLP, Agent. Request: to allow a Type 3 Congregate Living Facility.  
General Location: North side of Morikami Park Road, approximately 310 feet west of Jog Road. **(Holden of Delray Beach)** (Control 2008-00133)

Pages 183 - 233

Conditions of Approval Pages (195 - 200)

Project Manager: Meredith Leigh

Size: 7.23 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the Type 2 Variance to eliminate frontage and access on an Arterial or Collector street subject to the Conditions of Approval as indicated in Exhibit C-1.

Staff recommends denial of the Type 2 Variance to reduce a side setback. However, should the Zoning Commission approve the request, Staff recommends the approval be subject to the Conditions of Approval as indicated in Exhibit C-2.

Staff recommends approval of the Official Zoning Map Amendment and Class A Conditional Use requests subject to the Conditions of Approval as indicated in Exhibit C-3 and C-4.

**MOTION:** To adopt a resolution approving a Type 2 Variance to eliminate frontage and access on an Arterial or Collector Street subject to the Conditions of Approval as indicated in Exhibit C-1.

**MOTION:** To adopt a resolution denying a Type 2 Variance to reduce a side setback.

**MOTION:** To recommend approval of an Official Zoning Map Amendment to allow a rezoning from the Multiple Use Planned Development (MUPD) Zoning District to the Planned Unit Development (PUD) Zoning District subject to the Conditions of Approval as indicated in Exhibit C-3.

**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-4.

Motion Carried 6-0-0

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty
	Moved		Second				
Yes	Yes	Yes	Yes	Yes	Absent	Absent	Yes

**Board Decision: Postponed to December 6, 2019 by a vote of 6-0-0.**

**E. SUBDIVISION VARIANCE**

**F. OTHER ITEMS**

**END OF REGULAR AGENDA**

**COMMENTS**

**A. COUNTY ATTORNEY**

**B. ZONING DIRECTOR**

10. Title: 2020 Zoning Commission Hearing Dates.

Pages 234 - 234

**C. PLANNING DIRECTOR**

**D. EXECUTIVE DIRECTOR**

**E. COMMISSIONERS**

**ADJOURNMENT 10:29AM**