



**PALM BEACH COUNTY, FLORIDA**

**THURSDAY SEPTEMBER 5, 2019**

**MINUTES**

**CALL TO ORDER**

A. Roll Call

Commissioner Sheri Scarborough, Chair	Present
Commissioner Sam Caliendo, Vice Chair	Present
Commissioner Amir Kanel	Present
Commissioner John Kern	Present
Commissioner Philip L. Barlage	Absent
Commissioner Marcelle Griffith Burke	Present
Commissioner Mark Beatty	Present
Commissioner Robert Currie	Present
Commissioner Brumfield	Present

- 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

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

F. Adoption of the Minutes

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

- G. Swearing In
- H. Amendments to the Agenda
- I. Motion to Adopt the Agenda
- J. Disclosures

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Currie	Beatty
0	0	0	1	Absent	0	0	0	1

**CONSENT AGENDA**

**A. REQUESTS TO PULL ITEMS FROM CONSENT**

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

- DOA/CB-2018-02126** Title: a Development Order Amendment application of CWA Union Bldg Inc Local 3112, Vertical Bridge Development, LLC - Dan Marinberg by Schmidt Nichols, Agent. Request: to reconfigure the Site Plan; reduce square footage; eliminate a soft ball field; and, reduce the number of parking spaces.

Title: a Class B Conditional Use application of CWA Union Bldg Inc Local 3112, Vertical Bridge Development, LLC - Dan Marinberg by Schmidt Nichols, Agent. Request: to allow a Stealth Tower between 125 and 200 feet in height.

General Location: East side of First Street, approximately 0.5 miles north of Southern Boulevard. **(Vertical Bridge Stealth Tower)** (Control 1985-00175)

Pages 1 - 35

Conditions of Approval Pages (7 - 9)

Project Manager: Carolina Valera

Size: 4.88 acres ±

BCC District: 2

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

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan; reduce square footage; eliminate a soft ball field; and, reduce the number of parking spaces subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried: 8-0

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

**Board Decision: Recommended Approval of a Development Order Amendment (with conditions) as amended, by a vote of 8-0-0.**

**MOTION:** To adopt a resolution approving a Class B Conditional Use to allow a Stealth Tower between 125 and 200 feet in height subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried: 8-0

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

**Board Decision: Approved a Class B Conditional Use (with conditions) by a vote of 8-0-0.**

**D. ZONING APPLICATIONS - NEW**

- ZV-2019-00158** Title: Type 2 Variance application of Holy Church Of Grace by Land Research Management Inc., Agent. Request: to reduce: lot size and depth; front, side and rear setbacks; dumpster setback; number of parking spaces; and, the width of the Incompatibility Buffer, landscape island, and foundation planting.

General Location: Southwest corner of Military Trail and Acacia Lane, approximately 450 feet north of Purdy Lane. **(Holy Church of Grace)** (Control 1979-00156)

Conditions of Approval Pages (42 - 43)  
 Project Manager: Carolina Valera  
 Size: 0.49 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 reduce: lot size and depth; front, side and rear setbacks; dumpster setback; number of parking spaces; and, the width of the Incompatibility Buffer, landscape island, and foundation planting subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried: 8-0

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

**Board Decision: Approved a Type 2 Variance (with conditions) by a vote of 8-0-0.**

- 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 69 - 87  
 Conditions of Approval Pages (75 - 77)  
 Project Manager: Carrie Rechenmacher  
 Size: 2.77 acres ±

BCC District: 1

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

**MOTION:** To recommend approval of a Development Order Abandonment to abandon the Special Exception allowing a Financial Institution with five Drive-Up Teller units.

Motion carried: 8-0

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

**Board Decision: Recommended Approval of a Development Order Abandonment by a vote of 8-0-0.**

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Type 1 Restaurant with a drive-thru subject to Conditions of Approval as indicated in Exhibit C.

Motion carried: 8-0

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

**Board Decision: Recommended Approval of a Class A Conditional Use (with conditions) by a vote of 8-0-0.**

**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**
- 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 9:06 AM**