



**THURSDAY, FEBRUARY 6, 2020**  
**MINUTES**

**CALL TO ORDER 9:00 AM**

- A. Roll Call
 

Commissioner Sheri Scarborough, Chair	Present
Commissioner Sam Caliendo, Vice Chair	Present
Commissioner Amir Kanel	Present
Commissioner John Kern	Absent
Commissioner Philip L. Barlage	Present
Commissioner Marcelle Griffith Burke	Absent
Commissioner Mark Beatty	Present
Commissioner Alex Brumfield	Present
Commissioner Jess Sowards	Present
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication

Motion to receive and file 7-0

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

- F. Swearing In
- G. Adoption of the Minutes

Motion to receive and file 7-0

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

- H. Amendments to the Agenda
- I. Motion to adopt the Agenda

Motion to receive and file 7-0

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

J. Disclosures

Scarborough	Caliendo	Kanel	Kern	Barlage	Burke	Brumfield	Beatty	Sowards
9	9	9	Absent	9	Absent	9	9	9

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

**REGULAR AGENDA**

**COMMENTS**

**ADJOURNMENT**

**POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**A. POSTPONEMENTS**

1. **DOA/CA-2019-00737** Title: a Development Order Amendment application of TJAC Palmetto Park, LLC by Perry & Taylor PA, Agent. Request: to add a use.  
Title: a Class A Conditional Use application of TJAC Palmetto Park, LLC by Perry & Taylor PA, Agent. Request: to allow a Cocktail Lounge.  
General Location: Southwest corner of Palmetto Park Road & Powerline Road. **(US Cigar Exchange)** (Control 1981-00115)

Pages 1 - 1

Project Manager: Brenya Martinez

Size: 8.19 acres ±

BCC District: 4

(affected area 0.07 acres ±)

Staff Recommendation: Staff recommends postponement to Thursday, March 5, 2020.

**MOTION:** To postpone to Thursday, March 5, 2020.

Motion carried 7-0

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

**Board Decision: Postponed to March 5, 2020 by a vote of 7-0-0.**

**B. REMANDS**

**C. WITHDRAWALS**

**END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA**

**CONSENT AGENDA**

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

**A.1 MOVE FROM REGULAR AGENDA TO CONSENT**

**8. DOA/CA-2018-01690 – Terra Nova MUPD**

Motion carried 7-0

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

**B. STATUS REPORTS**

**C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**

**D. ZONING APPLICATIONS - NEW**

- 2. **Z-2019-01970** Title: an Official Zoning Map Amendment application of Tayler Made Investments LLC by Land Research Management Inc., Agent. Request: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Single Family Residential (RS) Zoning District.

General Location: East side of Palmwood Road, approximately 0.7 miles north of Donald Ross Road. **(Durrett Rezoning)** (Control 2019-00142)

Pages 2 - 13

Conditions of Approval Pages (6 - 6)

Project Manager: Travis Goodson

Size: 0.46 acres ±

BCC District: 1

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

**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 Condition of Approval as indicated in Exhibit C.

Motion carried 7-0

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

**Board Decision: Recommended Approval of an Official Zoning Map Amendment (with condition) by a vote of 7-0-0.**

- 3. **ZV-2019-01631** Title: a Type 2 Variance application of Lake Worth Road Villas LLC by Insite Studio, Agent. Request: to eliminate the setback for a wall in a Landscape Buffer; reduce the planting width on the outside of a wall; relocate required buffer planting material; and, to reduce the Side Street setback.

General Location: Southwest corner of Lake Worth Road and Florida's Turnpike. **(Catalina at Lake Worth PUD)** (Control 2017-00194)

Pages 14 - 37

Conditions of Approval Pages (20 - 20)

Project Manager: Travis Goodson

Size: 27.35 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 adopt a Resolution approving a Type 2 Variance to eliminate the setback for a wall in a Landscape Buffer; reduce the planting width on the outside of a wall; relocate required buffer planting material; and, to reduce the Side Street setback, subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0

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

**Board Decision: Approved a Type 2 Variance (with conditions) by a vote of 7-0-0.**

- 4. **ZV-2019-01979** Title: a Type 2 Variance application of YTG Palm Beach IL NR LP, Insurance Auto Auctions, Corp. by Urban Design Kilday Studios, Agent. Request: to eliminate Outdoor and Security Lighting.

General Location: South side of Corporate Road, approximately 0.7 miles east of Park of Commerce Boulevard. **(Palm Beach Park of Commerce - IAAI East)** (Control 1981-00190)

Pages 38 - 77

Conditions of Approval Pages (44 - 44)

Project Manager: Brenya Martinez

Size: 55.07 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 adopt a Resolution approving a Type 2 Variance to eliminate Outdoor and Security Lighting subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0

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

**Board Decision: Approved a Type 2 Variance (with conditions, as amended) by a vote of 7-0-0.**

- 5. **ZV-2019-01980** Title: a Type 2 Variance application of Insurance Auto Auctions Corp., YTG Palm Beach IL NR LP by Urban Design Kilday Studios, Agent. Request: to eliminate Outdoor and Security Lighting.

General Location: South side of Corporate Road South, approximately 0.50 miles east of Park of Commerce Boulevard. **(Palm Beach Park of Commerce - IAAI West)** (Control 1981-00190)

Pages 78 - 116

Conditions of Approval Pages (84 - 84)

Project Manager: Brenya Martinez

Size: 26.06 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 adopt a Resolution approving a Type 2 Variance to eliminate Outdoor and Security Lighting subject to the Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0

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

**Board Decision: Approved a Type 2 Variance (with conditions, amended) by a vote of 7-0-0.**

6. **ZV/DOA/W-2019-01231** Title: a Type 2 Variance application of YTG Palm Beach GC LP, YTG Palm Beach II NR LP by Urban Design Kilday Studios, Agent. Request: to eliminate the requirement for continuous non-vehicular pedestrian circulation system within a PDD, and eliminate cross access to adjacent internal properties.  
Title: a Development Order Amendment application of YTG Palm Beach GC LP, YTG Palm Beach II NR LP by Urban Design Kilday Studios, Agent. Request: to reconfigure the Master Plan to redesignate Pods, and amend or delete Conditions of Approval.  
Title: a Type 2 Waiver application of YTG Palm Beach GC LP, YTG Palm Beach II NR LP by Urban Design Kilday Studios, Agent. Request: to eliminate the requirement for a wall in a Type 3 Incompatibility Buffer.  
General Location: Approximately 0.5 miles east of Pratt Whitney Road and generally located within an area on the north side of the Bee Line Highway, east and west of Park of Commerce Boulevard. **(Palm Beach Park of Commerce)** (Control 1981-00190)

Pages 117 - 184

Conditions of Approval Pages (130 - 161)

Project Manager: Carrie Rechenmacher

Size: 1,322.19 acres ±

BCC District: 1

(affected area 88.11 acres ±)

Staff Recommendation: Staff recommends approval of the requests subject to Conditions of Approval as indicated in Exhibit C-1 through C-3.

**MOTION:** To adopt a resolution approving a Type 2 Variance to eliminate the requirement for continuous non-vehicular pedestrian circulation system within a PDD, and eliminate cross access to adjacent internal properties subject to Conditions of Approval as indicated in Exhibit C-1.

Motion carried 7-0

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

**Board Decision: Approved a Type 2 Variance (with conditions, as amended) by a vote of 7-0-0.**

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Master Plan to redesignate Pods, and amend or delete Conditions of Approval subject to Conditions of Approval as indicated in Exhibit C-2.

Motion carried 7-0

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

**Board Decision: Recommended Approval of a Development Order Amendment (with conditions, as amended) by a vote of 7-0-0.**

**MOTION:** To recommend approval of a Type 2 Waiver to eliminate the requirement for a wall in a Type 3 Incompatibility Buffer subject to Conditions of Approval as indicated in Exhibit C-3.

Motion carried 7-0

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

**Board Decision: Recommended Approval of a Type 2 Waiver (with conditions) by a vote of 7-0-0.**

7. **DOA-2019-01496** Title: a Development Order Amendment (DOA) application of New Country Motor Cars of Palm Beach, LLC. by Brandenburg & Associates, P.A., Agent. Request: to reconfigure the Site Plan; add and delete square footage; and, modify

Conditions of Approval.

General Location: Southeast corner of Okeechobee Boulevard and Indian Road. (Mercedes Maintenance Renovation) (Control 1983-00161)

Pages 185 - 211

Conditions of Approval Pages (192 - 202)

Project Manager: Ryan Vandenburg

Size: 13.93 acres ±

(affected area 3.43 acres ±)

BCC District: 7

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 Amendment to reconfigure the Site Plan; add and delete square footage; and, modify Conditions of Approval, subject to Conditions of Approval as indicated in Exhibit C.

Motion carried 7-0

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

**Board Decision: Recommended Approval of a Development Order Amendment (DOA) (with conditions, as amended) by a vote of 7-0-0.**

- ZICA-2019-01442** Title: an Official Zoning Map Amendment application of William A. Mazzone Revocable Trust Agreement, Pulte Home Company, LLC by Urban Design Kilday Studios, 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 William A. Mazzone Revocable Trust Agreement, Pulte Home Company, LLC by Urban Design Kilday Studios, Agent. Request: to allow Zero Lot Line Homes; and, to allow Townhouses.

General Location: East side of State Road 7, approximately 0.6 miles north of Lantana Road. (**Windsong Estates**) (Control 2017-00017)

Pages 212 - 253

Conditions of Approval Pages (223 - 229)

Project Manager: Travis Goodson

Size: 31.29 acres ±

BCC District: 3

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

**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 Condition of Approval as indicated in Exhibit C-1.

Motion carried 7-0

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

**Board Decision: Recommended Approval of an Official Zoning Map Amendment (with conditions) by a vote of 7-0-0.**

**MOTION:** To recommend approval of a Class A Conditional Use to allow Zero Lot Line Homes, subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 7-0

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

**Board Decision: Recommended Approval of a Class A Conditional Use (with conditions, as amended) by a vote of 7-0-0.**

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

Motion carried 7-0

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

**Board Decision: Recommended Approval of a Class A Conditional Use (with conditions, as amended) by a vote of 7-0-0.**

**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**

9. **DOA/CA-2018-01690** Title: a Development Order Amendment application of Principal Development Group, LLC by AJP Consulting Services LLC, Wantman Group Inc., Agent. Request: to reconfigure the Site Plan; modify and reduce commercial uses; add Multifamily Residential use; modify access points; and, modify Conditions of Approval. Title: a Class A Conditional Use application of Principal Development Group, LLC by AJP Consulting Services LLC, Wantman Group Inc., Agent. Request: to allow two Type 1 Restaurants with Drive-throughs; Workforce Housing Program (WHP) Density Bonus greater than 30 percent; and, Transfer of Development Rights (TDR). General Location: North side of Atlantic Avenue and west side of Hagen Ranch Road, approximately 350 feet west and 650 feet north of the intersection of Atlantic Avenue and Hagen Ranch Road. **(Terra Nova MUPD)** (Control 2004-00457)

Pages 254 - 298

Conditions of Approval Pages (266 - 282)

Project Manager: Carolina Valera

Size: 17.67 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-5.

**People who spoke on this application**

Both the Agent and Staff made presentations. The Agent proposed removing the cross access to the Villagio Isles PUD located at northeast corner of the site. A total of 53 public comment cards were submitted at the hearing, 52 in opposition, and one in support. Those in opposition expressed concern regarding increased traffic on adjacent roads, mostly on Atlantic Avenue; traffic safety; proposed density and intensity; the northeast cross access; building massing; and, the Type 1 Restaurants with Drive-throughs. Harriett Fischer and Jo Nasoff-Finton, representing the Common Sense Development Coalition spoke to reiterate their opposition of the Application and their concerns. Robert Schulbaum, president of the Alliance of Delray Residential Associations, Inc., stated opposition because of the traffic issues on Atlantic Avenue. Michael Weiner, representing the Villagio Reserve Home Owners Association spoke in support of the development as proposed.

**MOTION:** To recommend approval of a Development Order Amendment to reconfigure the Site Plan; modify and reduce commercial uses; add Multifamily Residential use; modify access points; and, modify Conditions of Approval subject to the Conditions of Approval as indicated in Exhibit C-1.

Motion carried 6-1-0

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

**Board Decision: Recommended Approval of a Development Order Amendment (with conditions, as amended) by a vote of 6-1-0.**

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Type 1 Restaurants with a Drive-through (Building A) subject to the Conditions of Approval as indicated in Exhibit C-2.

Motion carried 5-2-0

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

**Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use (with conditions) by a vote of 5-2-0.**

**MOTION:** To recommend approval of a Class A Conditional Use to allow a Type 1 Restaurants with a Drive-through (Building B) subject to the Conditions of Approval as indicated in Exhibit C-3.

Motion carried 5-2-0

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

**Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use (with conditions, as amended) by a vote of 5-2-0.**

**MOTION:** To recommend approval of a Class A Conditional Use to allow Workforce Housing Program (WHP) subject to the Conditions of Approval as indicated in Exhibit C-4.

Motion carried 6-1-0

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

**Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use (with conditions) by a vote of 6-1-0.**

**MOTION:** To recommend approval of a Class A Conditional Use to allow Transfer of Development Rights (TDR) subject to the Conditions of Approval as indicated in Exhibit C-5.

Motion carried 6-1-0

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

**Zoning Commission Recommendation: Recommended Approval of a Class A Conditional Use (with conditions) by a vote of 6-1-0.**

**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**

10. Title: Annual Organizational Meeting and Election of Chair and Vice Chair.

Pages 299 - 302

**MOTION:** To appoint Commissioner Scarborough as Chair and Commissioner Caliendo as Vice Chair.

**Board Decision:** Approval of Commissioner Scarborough as Chair and Commissioner Caliendo as Vice Chair of 2020.

**ADJOURNMENT 11:09 AM**

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